

Case File Number PLN18326

July 17, 2019

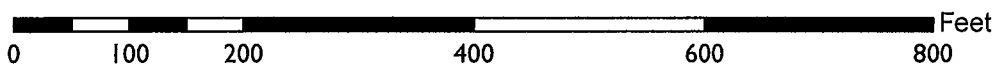
Location:	2443 Humboldt Avenue (See map on reverse)
Assessor's Parcel Number:	027-0896-036-02
Proposal:	To demolish existing single-family residential structure and construct a new four-story 23-unit multi-family building residential development, including 2 affordable units.
Applicant:	Ali R. Kashani / (510)385-1340
Owner:	Ali R. Kashani / Mohammad Hakimi
Planning Permits Required:	Major Conditional Use Permit for more than seven dwelling units in the RM-3 Zone; Regular Design Review for demolition of and existing single-family dwelling and for new construction; Category III Creek Protection Permit for construction activity within 100 feet of a creek. Application qualifies for a 35% affordable housing density bonus and one concession for building height (greater than 30-foot / approximately 44 feet). The on-site parking has been increased from the previously proposed 12 parking spaces to 16 spaces.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-3 Mixed Housing Type Residential
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects; and Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.
Historic Status:	Not a PDHP, Rating: D3
City Council District:	4
Date Filed:	8/6/18
Action to be Taken:	Decision on Application
Staff Recommendation:	Approve with the attached conditions.
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Moe Hackett at 510-238-3973 or by e-mail at mhackett@oaklandnet.com .

SUMMARY

This item was heard previously by the Planning Commission on June 5, 2019. The Commission voted to continue the hearing to July 17th with the intention that the applicant would notice and host a community meeting in a neighborhood location and discuss with staff possible changes to the transportation and parking arrangements for the project prior to July 17th.

The proposed project entails the demolition of an existing vacant single-family structure and construction of a new four-story 31,440 square-foot, 23-unit residential building. The development would earmark 11% of the residential units as low-income restricted affordable housing units (to be sold or rented to qualifying families at 50% - 80% AMI), and thus would qualify for a 35% density bonus and three incentives or concessions under State Density Bonus Law. The subject site is an existing approximately ½ acre underutilized lot which contains a single-family dwelling, proposed to be demolished. The proposed new building is sited at the rear most position of the lot to preserve the maximum possible

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18326
Applicant: Ali R. Kashani
Address: 2443 Humboldt Ave
Zone: RM-3

number of existing legacy trees (including multiple Oak Trees), while avoiding to the greatest extent possible impacts to the Peralta Creek which runs through the rear most portion of the lot.

The subject is located in the Mixed Housing Type General Plan Land Use classification and the RM-3 Zone where multi-family facilities are permitted. The application involves a Conditional Use permit (CUP) for three or more units in the RM-3 zone, which becomes a Major CUP for seven or more units. Regular Design Review is required for new construction. The application also involves a Creek Protection Permit and Tree Removal and Protection Permits.

Staff finds that the project complies with the applicable regulations and recommends approval of the project based on the attached findings and subject to the attached conditions.

PROPERTY DESCRIPTION

The subject lot is an approximately 0.5 acre heavily wooded site that contains an existing 1,836 square-foot house (to be demolished). The site also has an existing open creek (The Peralta Creek) running diagonally across its rear.

It is in the Upper Fruitvale District near the Peralta Hacienda Park. It is within short distances to 35th Avenue, Coolidge Avenue, and Fruitvale Avenue, but is also relatively isolated due to the existing indirect intersection of street design in the area. Humboldt Avenue is approximately 32-feet wide and run for approximately 3,100-feet between School Street (to the northeast) and Davis Street (to the southwest). The subject lot is surrounded by a mix of single-family homes and multi-family buildings. In general, the site is under-utilized based on its size and the allowable density provided under the Zoning Code and General Plan Land Use and Transportation Elements (LUTE).

PROJECT DESCRIPTION

The subject is in the Mixed Housing Type General Plan Land Use classification and the RM-3 Zone. The proposed project would demolish an existing vacant single-family dwelling and construct a new four-story 23-unit residential building. The RM-3 Zone allows for multi-family facilities. The application requires a Conditional Use permit (CUP) for three or more units in the RM-3 zone, which becomes a Major CUP for seven or more units. Regular Design Review is required for new construction. The application also involves a Creek Protection Permit and Tree Removal and Protection Permits. The proposal is the construction of a four-story 31,094 square-foot, 23-unit residential building. The development would provide 11% of the residential units as low-income restricted affordable housing units (50% -80% AMI), and thus would qualify for a 35% density bonus and two to three incentives or concessions under State Density Bonus Law. The site design would maintain many of the existing mature trees located at the front of the site and provide a deep landscape buffer at the rear of the site to protect an existing open creek.

The multi-family building would be developed primarily in a linear configuration traversing the length of the site from approximately mid-lot. Twelve parking spaces would be located on the ground level within a parking podium at the front of the building facing Humboldt Avenue, and 4 additional parking spaces will be located on the northeast property-line directly in front of the building. Group open space would be located at the front and rear of the lot. The building would contain a mix of six 1-bedroom units, seventeen 2-bedroom units. One of each of these unit sizes would be offered as a very low-income unit.

The floor plan is configured in a pattern that is ideal for residential dwelling units with ample access to the open spaces. The units consist of one- and two-bedroom configurations.

GENERAL PLAN ANALYSIS

The subject property is located within the Mixed Housing Type Residential General Plan Land Use classification. This land use classification is intended to “create, maintain, and enhance residential areas that are characterized by a mix of single family, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate”. This General Plan land use classification allows for 30 principal units per gross acre. Policy N3.1 (Facilitating Housing Construction) and Policy N3.2 (Encouraging Infill Development) of the Land Use and Transportation Element (LUTE) specifically call for housing units to be considered a high priority, and to be constructed as infill developments, and Objective N3 (Housing Production, Conservation, and Enhancement) of the LUTE encourages the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

The creation of 23 new townhome-style dwelling units including 2 affordable units on a 24,714 square-foot lot is consistent with the Mixed Housing Type Residential General Plan classification, as well as General Plan objectives and policies.

ZONING ANALYSIS

The subject property is located within the RM-3, Mixed Housing Type Residential Zone-3. The RM-3 Zone is intended to create, preserve, and enhance residential areas that are characterized by a mix of single family homes, duplexes, townhouses, and small multi-unit buildings.

The Zoning requirements for this project are:

- Conditional Use Permit for three or more unit and resulting in a Major Conditional Use Permit for a more than seven dwelling units in the RM-3 Zone.
- Regular Design Review for new construction.
- Category II Creek Permit for construction within 100 feet of a creek

Density Bonus and Incentives/Concessions

The RM-3 Zone permits one dwelling unit per 1,500 square feet of lot area and conditionally permits three or more units. A major CUP is required for seven or more units. With a lot area of 24,714 square feet, 17 units are possible by means of a Major CUP. By providing 11% of the total dwelling units (2 units) at required costs/rents to very low-income households, the development qualifies for a 35% density bonus (or 6 additional units), raising the number of permitted residential units from 17 to 23.

In addition to the increased number of residential units, the project qualifies to receive two concessions under State Density Bonus Law. A “concession or incentive” is a reduction or modification to the City’s site development standards. The applicant is requesting one concession:

1. Allowance for a height of 44-feet where 30-feet is allowed.

According to State law, the concessions or incentives must result in identifiable and actual cost reductions to provide for affordable housing costs. The applicant has submitted a pro forma to provide evidence of such cost reductions, which has been reviewed and approved by the City’s Housing Division.

Height

As mentioned above, the maximum height is 30 feet in the RM-3 Zone which translates to three stories. The applicant proposes a fourth story at a height of 44-feet to accommodate a parking podium which staff saw as appropriate to allow for a design that would require minimum tree removal, as well as allow for the building adequate setback from the Peralta Creek located at the rear of the lot.

Parking

The development requires 0.7 spaces per market rate unit (one parking space per unit with a 30 percent reduction for being in a transit accessible neighborhood) and 0.5 spaces per affordable unit, for a total of ten parking spaces. In utilizing the transit accessible parking allowance, the proposal cannot apply any additional reductions provided in the Parking Chapter of the Zoning Code (Section 17.11.110 Article III) the proposal provides a total of 16 parking space, and as such the proposal meets the required parking on site. The proposal meet this requirement by providing twelve covered parking spaces within the ground level parking garage and 4 open parking pads at the northeast property-line in front of the garage.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15183 of the CEQA Guidelines, and Section 15332 of the CEQA Guidelines. The subject property is vacant and does not contain any historic resources and is not a hazardous materials site listed on the Cortese List. The criteria for a Categorical Exemption under Section 15332 of the CEQA guidelines are as follows:

- 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The proposed project is consistent with the Mixed Housing Type General Plan designation and all general plan policies by creating 23 new rental dwelling units, and by meeting the required findings of the applicable designations and regulations of the RM-3 zoning district.

- 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The development site is located within the Oakland City limits, is less than five acres and is surrounded by urban uses.

- 3) The project site has no value as habitat for endangered, rare, or threatened species.**

The project site has been previously developed and does not contain any habitat for endangered, rare, or threatened species.

- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

With implementation of standard conditions of approval related to construction management and noise reduction measures, the project would not result in any significant impacts on traffic, noise, air quality, or water quality.

- 5) The site can be adequately served by all required utilities and public services.**

All required utilities are readily accessible on the surrounding streets, and the site will be adequately served by public services in the area.

KEY ISSUES AND IMPACTS

Density

Staff believes that approval of a Major Conditional Use Permit for density greater than 7 units on the subject site is appropriate because the project the density allows such a development. There are similar multi-family developments in the neighborhood.

Building Height and Creek Impacts

The proposed height is greater than that of other buildings in the surrounding context, however, the project trades off a relatively modest footprint with a taller massing for a sprawling structure that fills up the site and impacts several trees. The siting of the project at 40-feet or more from the existing Peralta Creek at the rear as to avoid impacts to the creek is possible due to this inherent large lot size, and the existing stand of trees allows for natural screening of the building height from the street frontage and the neighboring properties. Although the building is taller than other buildings in the area, it is also separated by the proposed setback, the existing trees to be retained, and by the existing setbacks and development patterns of the surrounding properties.

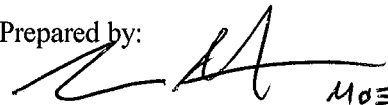
CONCLUSION

The proposed project is an effective site planning and building massing design solution that allows the density while preserving as many protected trees as possible with minimal impacts on an existing watercourse. It will provide housing for different income households and contribute to boosting the housing stock in Oakland, including much needed affordable units.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit and Design Review, subject to the attached findings and conditions.

Prepared by:



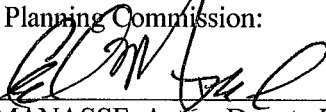
MOE HACKETT
Planner II

Reviewed by:



ROBERT MERKAMP
Zoning Manager
Bureau of Planning

Approved for Forwarding to the
City Planning Commission:



ED MANASSE, Acting Deputy Director
Department of Planning and Building

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans and Information

ATTACHMENT A

FINDINGS FOR APPROVAL

This proposal meets all the required General Use Permit criteria (Section 17.134.050), and Design Review Criteria (Section 17.136.050) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:

- 1. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The Conditional Use Permit is required due to the proposed density of one unit per 1,500 square feet of lot area. The proposed density is warranted because the project would introduce a new residential use, including affordable housing, on a large parcel that is currently underutilized with regard to density. The proposed townhouse development will better reflect the scale of buildings needed in the neighborhood with sufficient lot size and zoning, and will be compatible with, and will not adversely affect, the surrounding neighborhood. Residents of the development will be served by nearby schools, parks, and a commercial shopping district. The capacity of nearby streets is sufficient for the traffic generated by 23 new dwelling units.

- 2. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The proposed development will provide an attractive and functional living environment by providing a townhouse style development with ample landscaping and convenient open space. Each unit will be easily access to the extensive landscaped open space. The proposal is within walking distance to the Foothill /Fruitvale Commercial District.

- 3. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The development will enhance the residential neighborhood by creating a residential community on an existing lot. Further, the proposal will add affordable and market rate housing units in a region with a housing shortage.

- 4. That the proposal conforms to all applicable design review criteria set forth in the regular design review procedure at Chapter 17.136.050.**

The proposal conforms to all applicable design review criteria. See Design Review Findings below.

Findings

- 5. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.**

The proposal conforms with the Oakland General Plan. See General Plan Analysis in the attached Staff Report.

17.136.050(A) - RESIDENTIAL DESIGN REVIEW CRITERIA:

- 1. The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

The proposal will make functional a contemporary styled, four-story townhouse building by utilizing a substantial setback from the from property-line and the retention of a large number of mature trees. The proposal contains contemporary design elements such as horizontal siding, vertical metal paneling, and stucco that are related. The townhouse style design and substantial setbacks, both proposed and existing on the adjacent lots, will allow it to relate well to other smaller scale homes in the neighborhood.

- 2. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

The proposal will enhance the desirable neighborhood characteristics by creating 21 market rate and two affordable housing opportunities in a residential neighborhood. The siting of the building deep into the lot and away from the Peralta Creek at the rear will allow the proposal to create the minimal amount of impacts to existing trees, the creek, and the immediate context of the neighborhood on and around Humboldt Avenue.

- 3. The proposed design will be sensitive to the topography and landscape.**

The subject site is relatively flat with a slight slope, and contains significant natural landscaping elements (mature trees and creeks) which will be retained and preserved by the substantial setbacks from these resources.

- 4. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

The subject site is relatively flat.

- 5. The proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan or development control map which have been adopted by the Planning Commission or City Council.**

The proposal conforms with the Oakland General Plan. See General Plan analysis in the attached Staff Report.

SECTION 13.16.190 – CREEK PERMIT FINDINGS:

A creek protection permit may be issued only if certain findings and facts which support each finding are made and specified. Using the form below, a creek protection permit may be issued only if the answer to each question is “No” and facts supporting each answer are specified following each.

If in the opinion of the Director of Building Services the following findings can be met with imposition of Conditions for issuance, pursuant to OMC Section 13.16.190, the Director of Building Services may grant a Creek Protection Permit upon imposition of such conditions.

CP18035, Findings and Supporting Facts

Pursuant to OMC Section 13.16.200, the following findings are made in support of the decision to issue a Creek Protection Permit:

- A. Will the proposed activity (during construction and after project is complete) (directly or indirectly) cause a substantial adverse impact on the creek?

Yes/ No

No significant impact to the creek will result from the applicant’s proposed work construction. The parking and maneuvering areas are located near the front of the building and within a isolated podium structure, with access to Humboldt Avenue at the street fronting property-line. The creek is located on the rear of the lot running diagonally, more than 40 feet (at the center-line) from the rear of the building and more than 110 feet from automotive uses as open facilities. The proposed 23 unit building is sited deep within the lot to retain existing mature oak Trees and away from the creek to create the least amount of impacts possible. No other significant uses are anticipated to impact the creek. The current scope of work will not cause a substantial impact on the open portion of the creek since conditions of approval require that protection measures during and post construction to be implemented to prevent sedimentation and erosion of the creek bank.

In making the above finding, the Director of Building Services must, at a minimum, consider the following factors:

- 1. Will the proposed activity discharge a substantial amount of pollutants into the creek?

Yes/ No

The Creek Protection Permit conditions of approval require adherence to Best Management Practices (BMPs) for the construction industry during all construction activities. Temporary and permanent protection from erosion will be diminished by implementing silt screens and the barrier created by existing fencing, and the creation of the minimal amount of new impervious (paved) surface.

- 2. Will the proposed activity result in substantial modifications to the natural flow of water in the creek?

Yes/ No

The flow of the creek will not change due to the proposed work.

- 3. Will the proposed activity deposit a substantial amount of new material into the creek or cause substantial bank erosion or instability?

Yes/ No

Findings

With implementation of required conditions of approval, the proposed structure, landscaping, and parking area work will not result in deposition of a significant amount of new material in the creek or cause substantial bank erosion or instability. Also, standard BMPs during construction will prevent deposition of any significant amount of material into the open portion of the creek.

4. Will the proposed activity result in substantial alteration of the capacity of the creek?

Yes/ No

The proposed construction, landscaping, and open surface area work will not affect the capacity of the creek.

5. Are there any other factors which would indicate that the proposed activity will adversely affect the creek?

Yes/ No

To verify that the proposed activities will not adversely affect the creek, the conditions of approval specify that, upon request by City of Oakland Staff, the work be inspected by a qualified environmental consultant (retained by the applicant) to make site visits and submit to the Building Services Division a report certifying that the erosion and sedimentation control measures set forth in the Creek Protection Permit submittal material have been implemented during construction of the project.

B. Will the proposed activity substantially adversely affect the riparian corridor, including riparian vegetation, animal wildlife or result in loss of wildlife habitat?

Yes/ No

The riparian corridor adjacent to the creek will not be affected by the continuation of residential activities that have existed previously. Additionally, the rear 20 to 40-feet of that site will be planted (or otherwise maintained) with deep landscape plant(s) consistent with that found within a riparian zone.

C. Will the proposed activity substantially degrade the visual quality and natural appearance of the riparian corridor?

Yes/ No

As noted above, there is existing riparian vegetation on site. No significant landscape work is proposed in the front of the lot adjacent to the creek. As a result, the proposal will maintain the visual quality and natural appearance of the riparian corridor.

D. Is the proposed activity inconsistent with the intent and purposes of OMC Chapter 13.16?

Yes/ No

With implementation of the required conditions of approval, the proposed activities will control the discharge of material into the creek or municipal stormwater system; control and prevent erosion and sedimentation; protect storm drainage facilities; and protect public and private property and public health and safety. The 23-unit building and its parking and maneuvering spaces near the Humboldt Avenue frontage will not result in any impacts to the Creek at the front of the lot. Therefore, the proposed activities are consistent with the purpose and intent of the OMC Chapter 13.16, the Creek Protection, Stormwater Management and Discharge Control Ordinance.

E. Will the proposed activity substantially endanger public or private property?

Yes/ No

Findings

The proposed project presents no substantial danger to any property as the proposal only calls for the establishment a primary residential activity, as a multi-family dwelling. The creek protection plan contains limitations of powered equipment use, construction staging, and construction material storage away from the creek that will diminish the possibility of damage to the boundary of the riparian zone. By creating no new impervious surface area near the creek bank this project will not cause erosion or sedimentation buildup.

F. Will the proposed activity (directly or indirectly) substantially threaten the public's health or safety?

Yes/ No

With implementation of the required conditions of approval, the proposed work presents no substantial threat to the public's health or safety.

Tim Low, Building Official

Date

Findings

**CITY OF OAKLAND
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS**

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Categorical exemptions are descriptions of types of projects which the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore are not subject to further environmental review under CEQA.

The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. In order to qualify for this exemption, projects must comply with all of the following findings.

Please indicate the way in which the proposal meets the following required criteria.

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:**

The subject site is in the Neighborhood Center Mixed Use classification of the City of Oakland's Land Use and Transportation Element of the General Plan (LUTE) . The Neighborhood Center Mixed Use classification is intended to identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses. The proposed mixed use project with ground floor commercial facilities conforms to the Neighborhood Center Mixed Use classifications of the LUTE. The proposal is consistent with the following LUTE objectives and policies:

Objective N3 states: "Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community".

Policy N3.1: Facilitating Housing Construction. Facilitating the construction of housing units should be considered a high priority for the city of Oakland.

Policy N3.2: Encouraging Infill Development. In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.

Objective N6- supportive of projects that provide a variety of housing types, unit sizes, which are available to households of all incomes.

Findings

Therefore, this proposal conforms to the LUTE and is consistent with the Mixed Housing Type designation.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The proposed development occurs within City limits on a project site of 24,714 square feet, which is less than five acres.

3. The project site has no value as habitat for endangered, rare or threatened species:

The project site is in an urbanized area and has been previously developed. The site contains no value as habitat for endangered, rare or threatened species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because of the relatively low number of units and proximity to the International Boulevard transit corridor. With implementation of standard conditions of approval related to air quality, water quality, construction management and noise reduction, the project will not result in any significant impacts related to noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services:

The project site can be adequately served by all required utilities and public services.

ATTACHMENT B

Conditions of Approval

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **dated June 19, 2019**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning. Such changes may include minor interior and exterior design modification, landscaping modifications, and minor site modification related to improved creek protection measures.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require

submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City’s Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The

project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Graffiti Control

Requirement:

a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:

- i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
- i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. Covering with new paint to match the color of the surrounding surface.
 - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

a. *Landscape Plan Required*

- Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the

construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. *Landscape Installation*

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. *Landscape Maintenance*

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Public Art for Private Development

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

19. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.

- g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

20. Criteria Air Pollutant Controls - Construction Related

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).
- c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

22. Tree Removal During Bird Breeding Season

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

23. Tree Permit

a. Tree Permit Required

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *Tree Protection During Construction*

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

c. *Tree Replacement Plantings*

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
 - For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
 - For other species listed, seven hundred (700) square feet per tree.
- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

24. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless

avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

25. Property Relocation

Requirement: Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:

- a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;
- b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City;
- c. Maintaining the signs and advertising in place for a minimum of 90 days; and

- d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning (including Oakland Cultural Resource Survey)

Monitoring/Inspection: N/A

26. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

28. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture’s recommendations for use, storage, and disposal of chemical products used in construction;

- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

29. Fire Safety Phasing Plan

Requirement: The project applicant shall submit a Fire Safety Phasing Plan for City review and approval, and shall implement the approved Plan. The Fire Safety Phasing Plan shall include all of the fire safety features incorporated into each phase of the project and the schedule for implementation of the features.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Bureau of Building

30. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;

- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

31. Source Control Measures to Limit Stormwater Pollution

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- a. Stencil storm drain inlets “No Dumping – Drains to Bay;”
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
- f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- g. Dumpster drips from covered trash, food waste, and compactor enclosures;
- h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- j. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

32. NPDES C.3 Stormwater Requirements for Small Projects

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:

- a. Direct roof runoff into cisterns or rain barrels for reuse;
- b. Direct roof runoff onto vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction.

The design and installation of the measure(s) shall comply with all applicable City requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

33. Vegetation Management on Creekside Properties

Requirement: The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:

- a. Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat;
- b. Trim tree branches from the ground up (limbing up) and leave tree canopy intact;
- c. Leave stumps and roots from cut down trees to prevent erosion;
- d. Plant fire-appropriate, drought-tolerant, preferably native vegetation;
- e. Provide erosion and sediment control protection if cutting vegetation on a steep slope;
- f. Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;
- g. Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine);
- h. Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat;
- i. Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development;
- j. Do not trim/prune branches that are larger than 4 inches in diameter;
- k. Do not remove tree canopy;
- l. Do not dump cut vegetation in the creek;
- m. Do not cut tall shrubbery to less than 3 feet high; and
- n. Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

34. Creek Protection Plan

a. *Creek Protection Plan Required*

Requirement: The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management

Practices (“BMPs”) during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d).

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Construction BMPs

Requirement: The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control BMPs to protect the creek during construction. The measures shall include, but are not limited to, the following:

- i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.
- ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
- iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
- v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.
- viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.

- ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.
- xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
- xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

c. *Post-Construction BMPs*

Requirement: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

d. *Creek Landscaping*

Requirement: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season.

Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas

disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

e. Creek Protection Plan Implementation

Requirement: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.

When Required: During construction; ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

35. Structures in a Flood Zone

Requirement: The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation (BFE).

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

36. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

37. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

38. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

39. Affordable Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

40. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

41. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. *Traffic Control Plan Required*

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. *Repair of City Streets*

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

42. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

43. Transportation Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

44. Plug-In Electric Vehicle (PEV) Charging Infrastructure

a. *PEV-Ready Parking Spaces*

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready") per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *PEV-Capable Parking Spaces*

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

45. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

46. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

47. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

48. Green Building Requirements

a. *Compliance with Green Building Requirements During Plan-Check*

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.

- Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
- CALGreen mandatory measures.] per the appropriate checklist approved during the Planning entitlement process.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. *Compliance with Green Building Requirements During Construction*

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

49. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

- a. Project Information:
 - i. Date,
 - ii. Applicant and property owner name,
 - iii. Project address,
 - iv. Total landscape area,
 - v. Project type (new, rehabilitated, cemetery, or home owner installed),
 - vi. Water supply type and water purveyor,
 - vii. Checklist of documents in the package, and
 - viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- b. Water Efficient Landscape Worksheet
 - i. Hydrozone Information Table
 - ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
- c. Soil Management Report

- d. Landscape Design Plan
- e. Irrigation Design Plan, and
- f. Grading Plan

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.

For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below.

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Project Specific Conditions:

50. Driveway Pavement, Open Space, and Fencing

Prior to issuance of a building permit

The front portion of the driveway entry from Humboldt Avenue shall contain a decorative form of paving such as brick, stone pavers, or other decorative material or texture. Detailed landscape plans, including the location of all hardscape, sufficient maneuvering, pervious landscaping features, and fencing, shall be presented to the planning department for review and approval. Final details of these plans and revision shall be indicated on the building permit plan set, and is subject to final approval by the Zoning Manager.

51. Trash Enclosure

Prior to issuance of a building permit

Details of the proposed trash enclosure shall be submitted as part of the required building permit plan set. The final design shall be subject to approval by the Zoning Manager.

52. Final Color and Material Selections, and Fenestrations

Prior to issuance of a building permit

A material and color board shall be presented to the zoning manager for final review and approval. The final fenestration (including windows) shall be approved by the Zoning Manager.

53. Rental or Lease of Units

Ongoing

The owner of the subject property shall rent or lease the entirety of each dwelling unit under one rental or lease agreement and shall not rent any room separately from the dwelling unit in which it is located.

54. Transit Passes

Ongoing

The property owner or homeowners association (if the units are converted to condominiums) shall make permanently available a monthly transit benefit to each dwelling unit in an amount equal to either one-half the price of an Adult 31-Day AC Transit Pass or an AC Transit EasyPass. This benefit shall be placed on a Regional Transit Connection Clipper Card. A notice describing this transit benefit shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

55. Affordable Residential Units per Density Bonus at this Site

a. Affordable Residential Units

Ongoing

The approved residential affordable units that are part of this approval shall remain and continue to be affordable for 55 years or longer. A minimum of two (2) units shall be affordable to very low-income households that make less than fifty percent (50%) of the Area Medium Income (AMI).

b. Maximum Allowed Number of Dwelling Units

Ongoing

This project is granted three Density Bonus Incentives or Concessions for front yard paving, parking location, and open space for a mixed income project that includes an affordable housing component pursuant to Section 17.107 of the Oakland Planning Code and Government Code Section 65915.

c. Affordable Housing Agreement

Prior to issuance of demolition, grading or building permit/Ongoing

The applicant shall submit an agreement for review and approval by the City Attorney, the Housing Development Division and any other relevant City departments. The agreement must also ensure the continued affordability of the target dwelling units for a period of not less than fifty-five (55) years pursuant to the Oakland Planning Code Section 17.107, and that restricts the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units. The applicant shall record the above agreement with the Alameda County Recorder, and shall provide a copy of recorded agreement to the City.

d) Annual Reporting of Rental Target Units

Ongoing annually

Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the City Attorney and the Housing Development Division and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental

dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenant privacy.

e) **City Monitoring Fee**

Prior to issuance of demolition, grading or building permit/Ongoing

The applicant shall pay to the Housing Development Division a First Time Homebuyers Program Application Fee administrative fee in the amount of \$250 per unit, pursuant to the Master Fee Schedule for City monitoring of target dwelling units.

f) **Affordable Unit Size and Amenities**

Prior to issuance of demolition, grading or building permit/Ongoing

The floor area, number of bedrooms, and amenities (such as fixtures, appliances, and utilities) of the affordable units shall be comparable to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the market rate units.

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

Name of Project Applicant

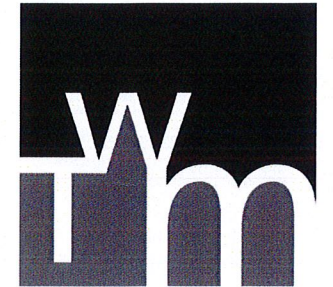
Signature of Project Applicant

Date

PERALTA CREEK HOMES

2443 HUMBOLDT AVENUE

OAKLAND, CA



**ARCHITECTS
+ PLANNERS**

1011 C Street San Rafael CA 94901 P (415) 472-5770 F (415) 472-5846

PERALTA CREEK HOMES

2443 HUMBOLDT AVE
OAKLAND, CA

COVER SHEET

PLANNING RE-SUBMITTAL

JOB NO: 18-102

SCALE:

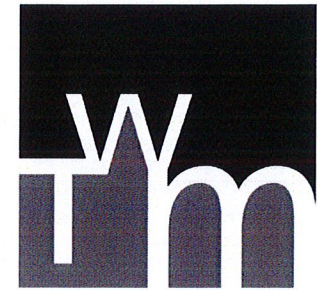
DATE: JUNE 19, 2019

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REVISIONS:

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<p>OWNER: Peralta Homes LLC 2625 Alcatraz Avenue, Suite 501 Berkeley, CA 94705 P (510) 385-1340</p>	<p>ARCHITECT: TWM Architects & Planners 1011 C Street San Rafael, CA 94901 P (415) 472-5770</p>	<p>LANDSCAPE ARCHITECT: Keller Mitchell & Co. Landscape Architecture 302 Fourth Street Oakland, CA 94607 P (510) 451-9987</p>	<p>CIVIL ENGINEER: Adobe Associates 1220 North Dutton Avenue Santa Rosa, CA 95401 P (707) 541-2300</p>																						
<p>VICINITY MAP:</p>	<p>PROJECT DESCRIPTION: NEW CONSTRUCTION THREE AND FOUR STORY 23 UNIT APARTMENT BUILDING</p>	<p>SHEET INDEX:</p> <table border="0"> <tr> <td>A0.1 - COVER SHEET</td> <td>L1.1 - LANDSCAPE LAYOUT PLAN</td> </tr> <tr> <td>A0.2 - PROJECT DATA</td> <td>L2.1 - PLANTING PLAN</td> </tr> <tr> <td>A0.3 - GREENPOINT CHECKLIST</td> <td>L2.2 - PLANTING DETAILS</td> </tr> <tr> <td>A1.1 - SITE PLAN</td> <td>L7.1 - LANDSCAPE DETAILS</td> </tr> <tr> <td>A2.1 - BUILDING PLANS - 1ST, 2ND & 3RD FLOORS</td> <td>L7.2 - LANDSCAPE DETAILS</td> </tr> <tr> <td>A2.2 - BUILDING PLANS - 4TH FLOOR & ROOF PLAN</td> <td>C-1.0 - TITLE SHEET & NOTES</td> </tr> <tr> <td>A3.1 - BUILDING ELEVATIONS</td> <td>C-2.0 - PRELIMINARY GRADING & DRAINAGE PLAN</td> </tr> <tr> <td>A3.2 - PERSPECTIVE VIEWS</td> <td>C-3.0 - CREEK PROTECTION & EROSION CONTROL PLAN</td> </tr> <tr> <td>A3.3 - SITE SECTIONS</td> <td>C-3.1 - EROSION CONTROL DETAILS</td> </tr> <tr> <td>A4.1 - UNIT PLANS</td> <td>C-4.0 - BEST MANAGEMENT PRACTICES</td> </tr> <tr> <td></td> <td>BOUNDARY AND TOPOGRAPHIC SURVEY</td> </tr> </table>		A0.1 - COVER SHEET	L1.1 - LANDSCAPE LAYOUT PLAN	A0.2 - PROJECT DATA	L2.1 - PLANTING PLAN	A0.3 - GREENPOINT CHECKLIST	L2.2 - PLANTING DETAILS	A1.1 - SITE PLAN	L7.1 - LANDSCAPE DETAILS	A2.1 - BUILDING PLANS - 1ST, 2ND & 3RD FLOORS	L7.2 - LANDSCAPE DETAILS	A2.2 - BUILDING PLANS - 4TH FLOOR & ROOF PLAN	C-1.0 - TITLE SHEET & NOTES	A3.1 - BUILDING ELEVATIONS	C-2.0 - PRELIMINARY GRADING & DRAINAGE PLAN	A3.2 - PERSPECTIVE VIEWS	C-3.0 - CREEK PROTECTION & EROSION CONTROL PLAN	A3.3 - SITE SECTIONS	C-3.1 - EROSION CONTROL DETAILS	A4.1 - UNIT PLANS	C-4.0 - BEST MANAGEMENT PRACTICES		BOUNDARY AND TOPOGRAPHIC SURVEY
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A4.1 - UNIT PLANS	C-4.0 - BEST MANAGEMENT PRACTICES																								
	BOUNDARY AND TOPOGRAPHIC SURVEY																								



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SITE PLAN

PLANNING RE-SUBMITTAL

JOB NO: 18-102

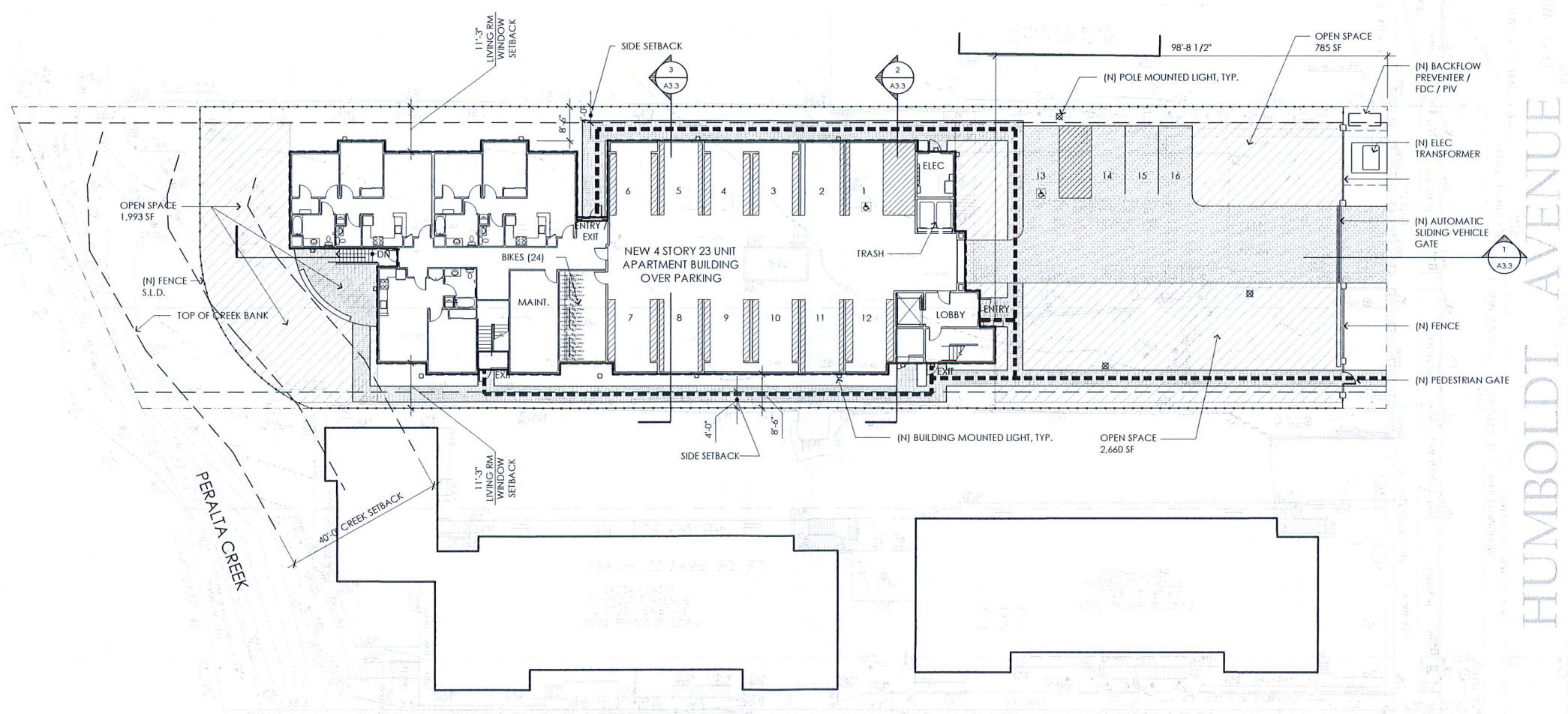
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A1.1



1 SITE PLAN

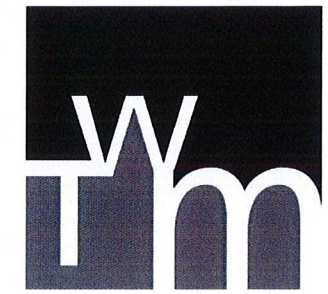


SITE PLAN NOTES

- PRIOR TO ANY GRADING, SCRAPING, OR TRENCHING WITHIN/UNDER THE CANOPY OF A PROTECTED TREE, THE PROJECT ARBORIST'S RECOMMENDATIONS SHALL BE CONSULTED AND FOLLOWED IN ORDER TO MINIMIZE POSSIBLE DAMAGE TO PROTECTED TREES.
- SEE CIVIL AND LANDSCAPE PLANS FOR ALL GRADING, DRAINAGE, UTILITIES, PAVING, PLANTING AND OTHER SITE IMPROVEMENTS

SITE PLAN LEGEND:

- ACCESSIBLE PATH OF TRAVEL
- AREA OF NEW BUILDING
- ▨ AREA OF USABLE OPEN SPACE
4,600 SF REQUIRED, 5,438 SF PROVIDED
- ▤ PERMEABLE PEDESTRIAN PAVING
SEE CIVIL AND LANDSCAPE DRAWINGS
- ▥ PERMEABLE VEHICULAR PAVING
SEE CIVIL AND LANDSCAPE DRAWINGS



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BUILDING PLANS
1ST, 2ND & 3RD FLOORS

PLANNING RE-SUBMITTAL

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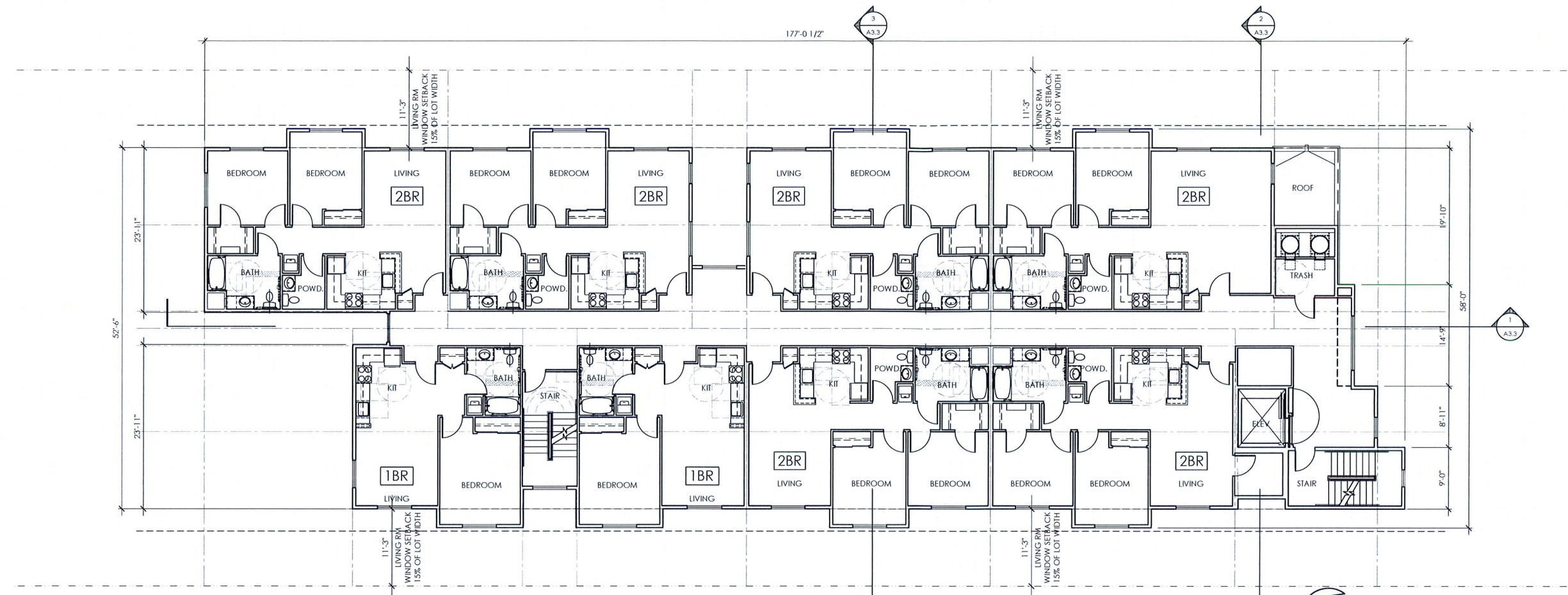
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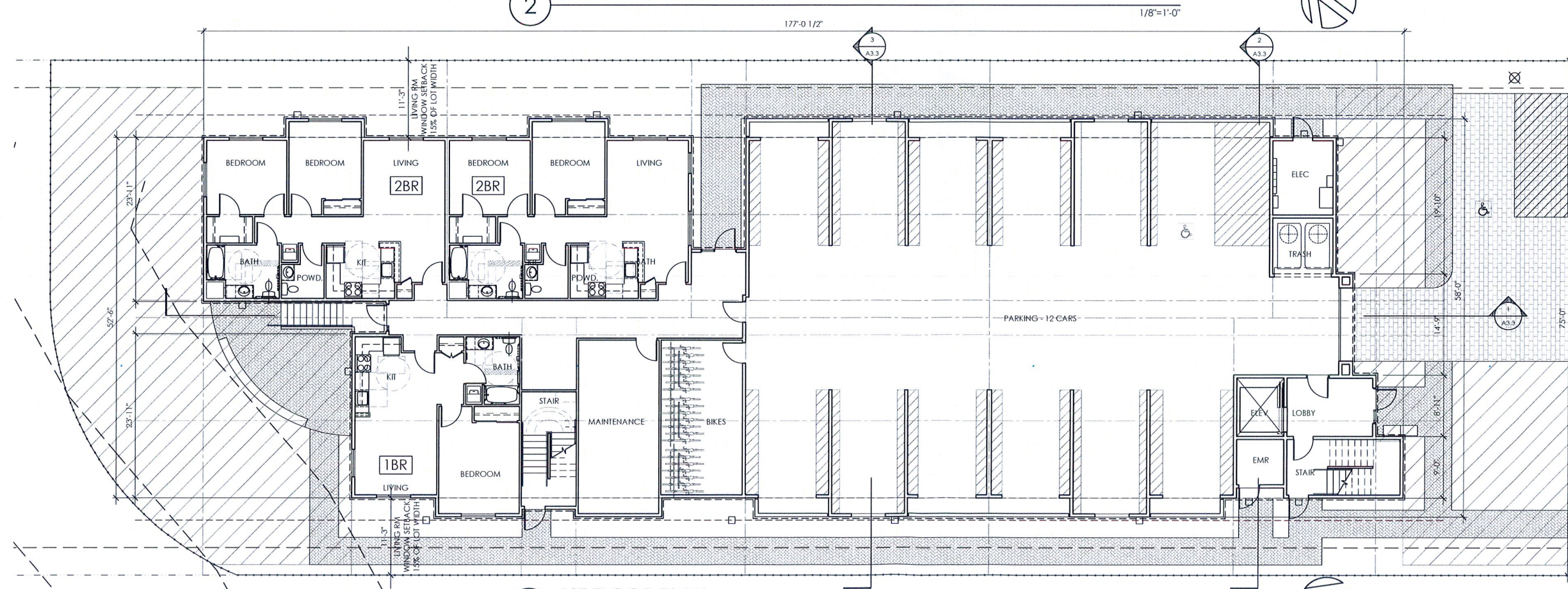
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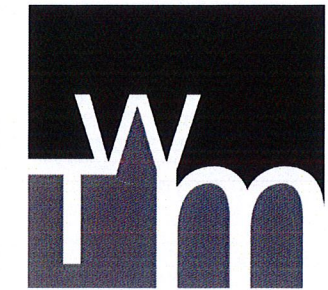
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2 2ND & 3RD FLOOR PLAN



1 1ST FLOOR PLAN



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**PERALTA CREEK
HOMES**

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BUILDING PLANS
4TH FLOOR & ROOF PLANS

PLANNING RE-SUBMITTAL

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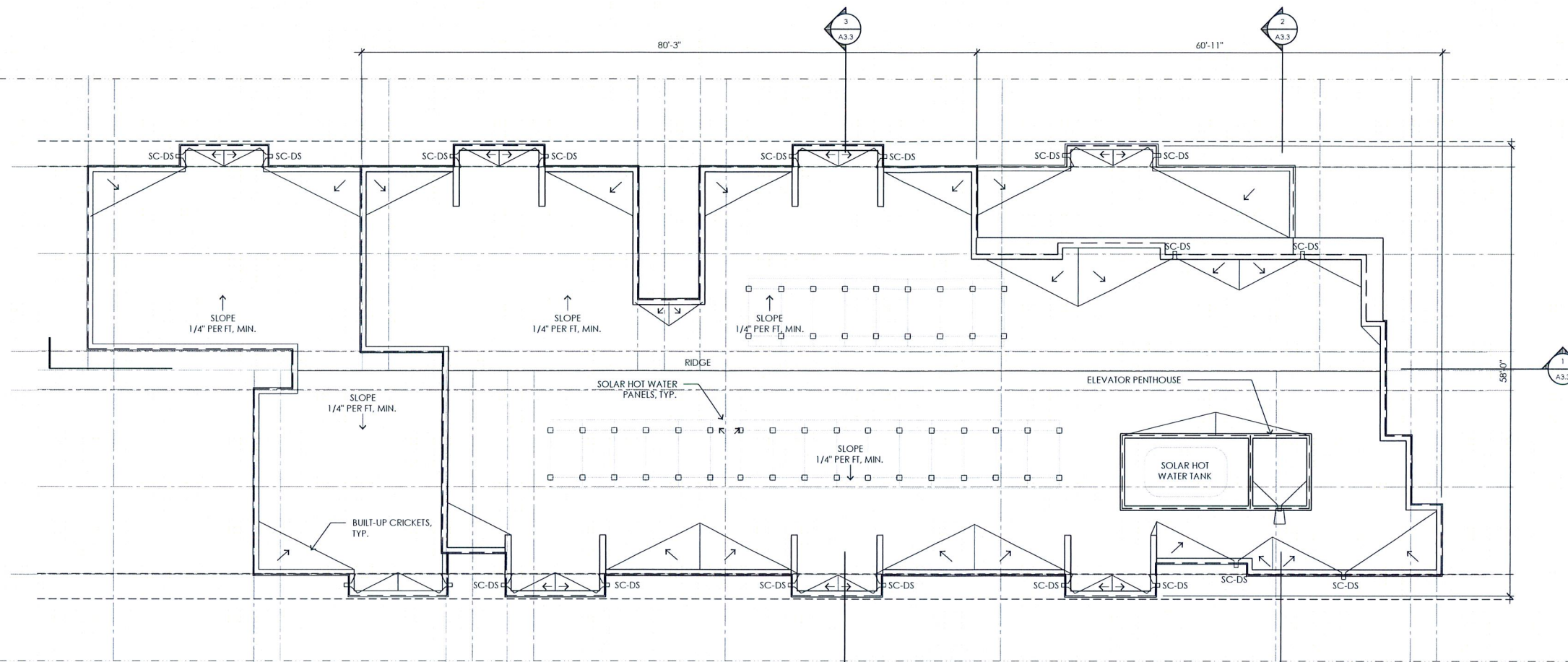
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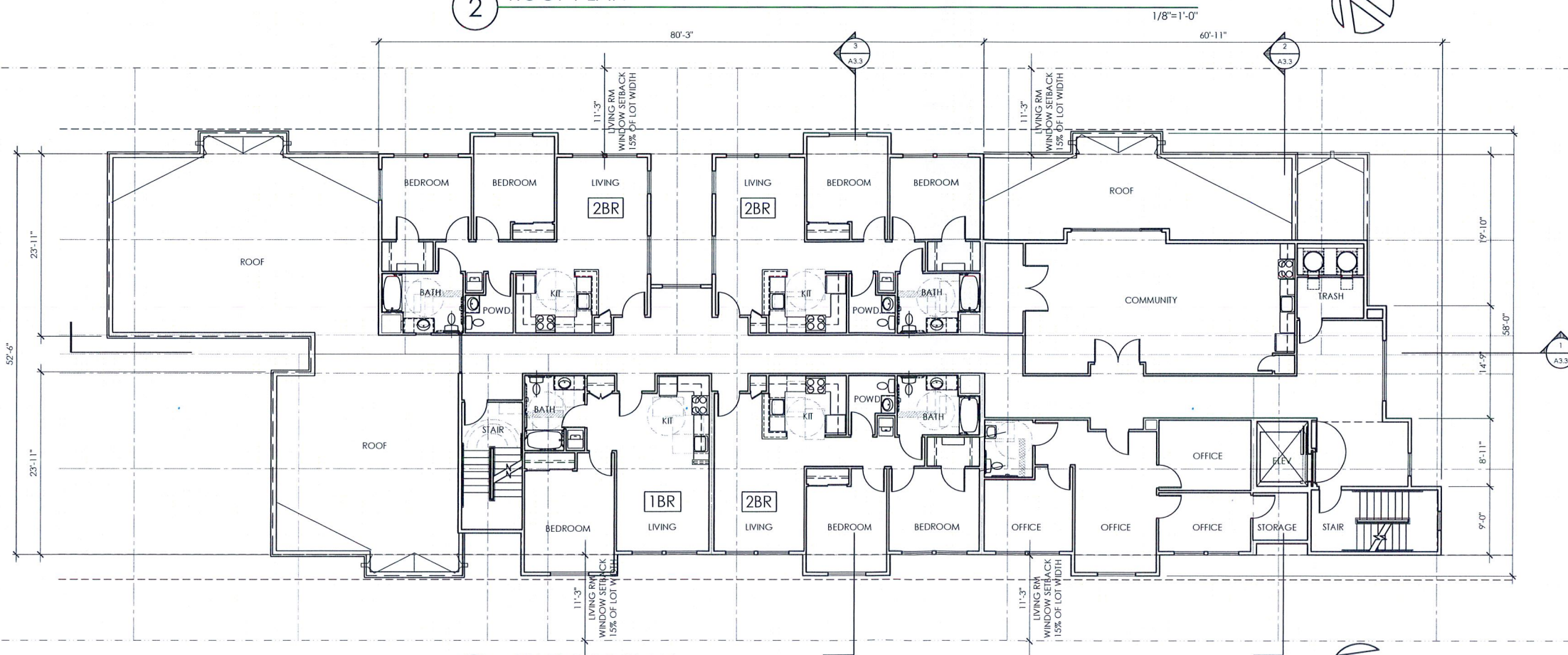
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2 ROOF PLAN



1 4TH FLOOR PLAN



4 EAST ELEVATION



3 WEST ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATION

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BUILDING ELEVATIONS

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4 NORTHWEST CORNER



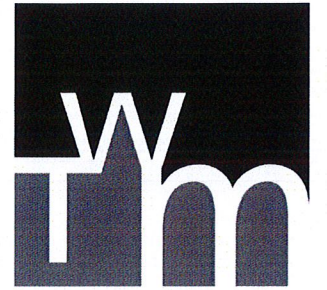
2 SOUTHWEST CORNER



3 VIEW FROM SIDEWALK



1 STREET VIEW



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PERSPECTIVE VIEWS

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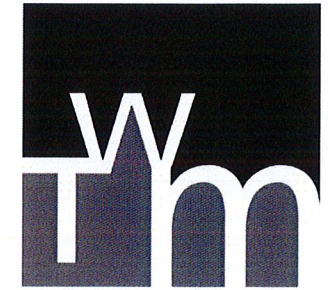
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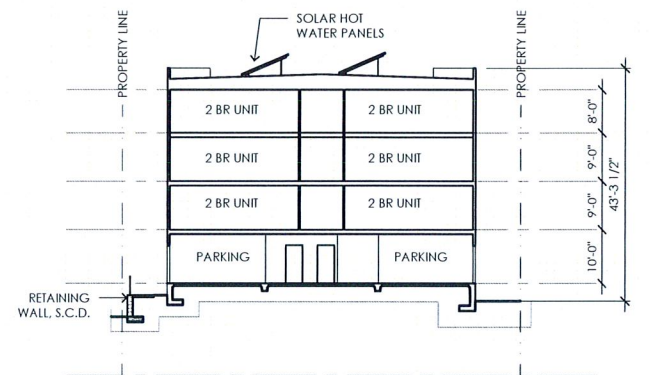
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SITE SECTIONS

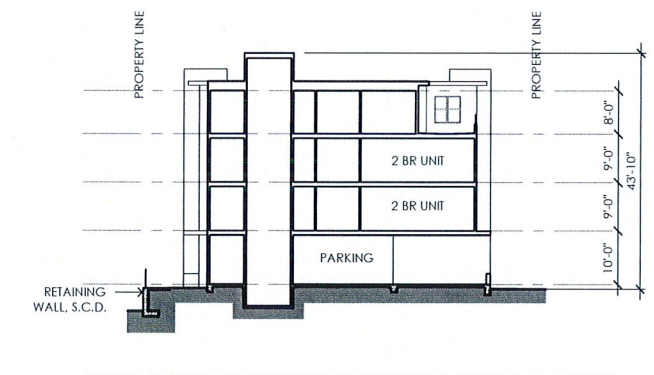
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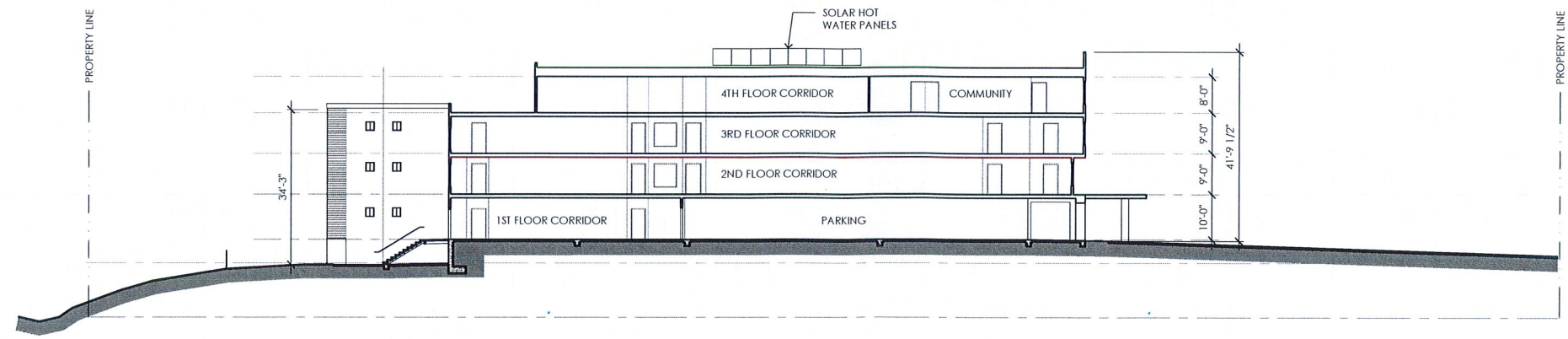
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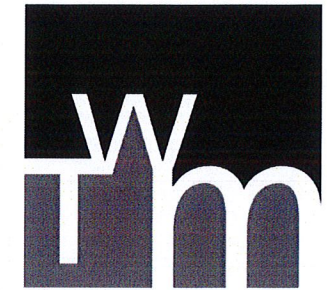
3 CROSS SECTION 1/8"=1'-0"



2 CROSS SECTION 1/8"=1'-0"



1 LONGITUDINAL SECTION 1/8"=1'-0"

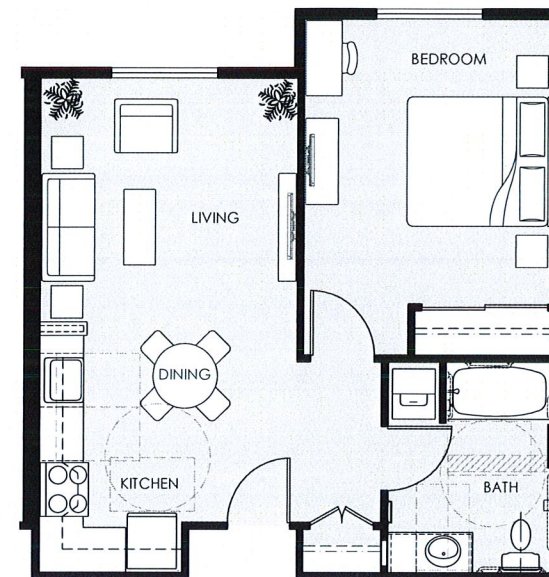


**ARCHITECTS
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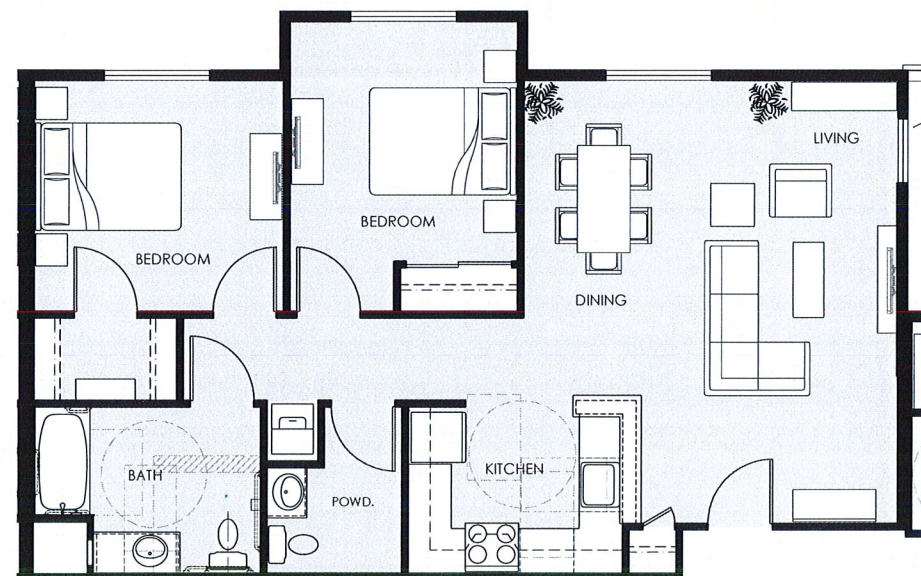
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**PERALTA CREEK
HOMES**

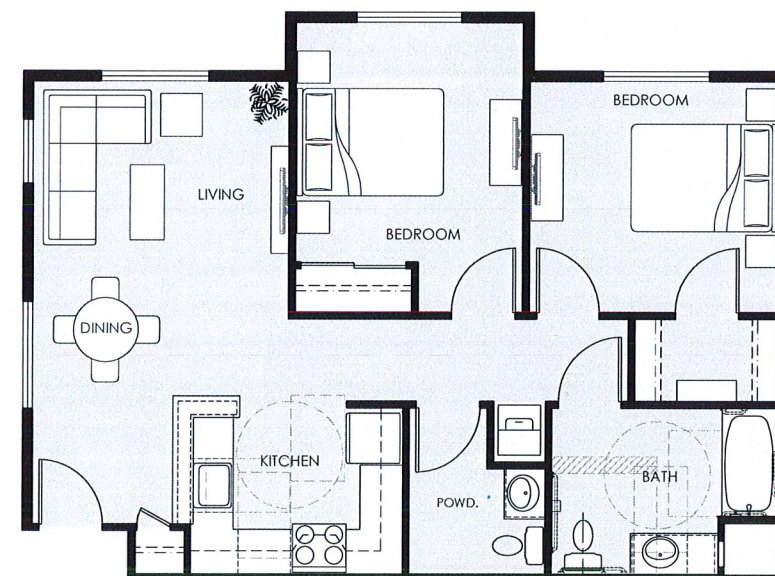
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1 ONE BEDROOM TYP.
614 S.F. 1/4"=1'-0"



3 TWO BEDROOM TYP. B
2nd & 3rd FLOOR 995 S.F. 1/4"=1'-0"



2 TWO BEDROOM TYP. A
875 S.F. 1/4"=1'-0"

UNIT PLANS

PLANNING RE-SUBMITTAL

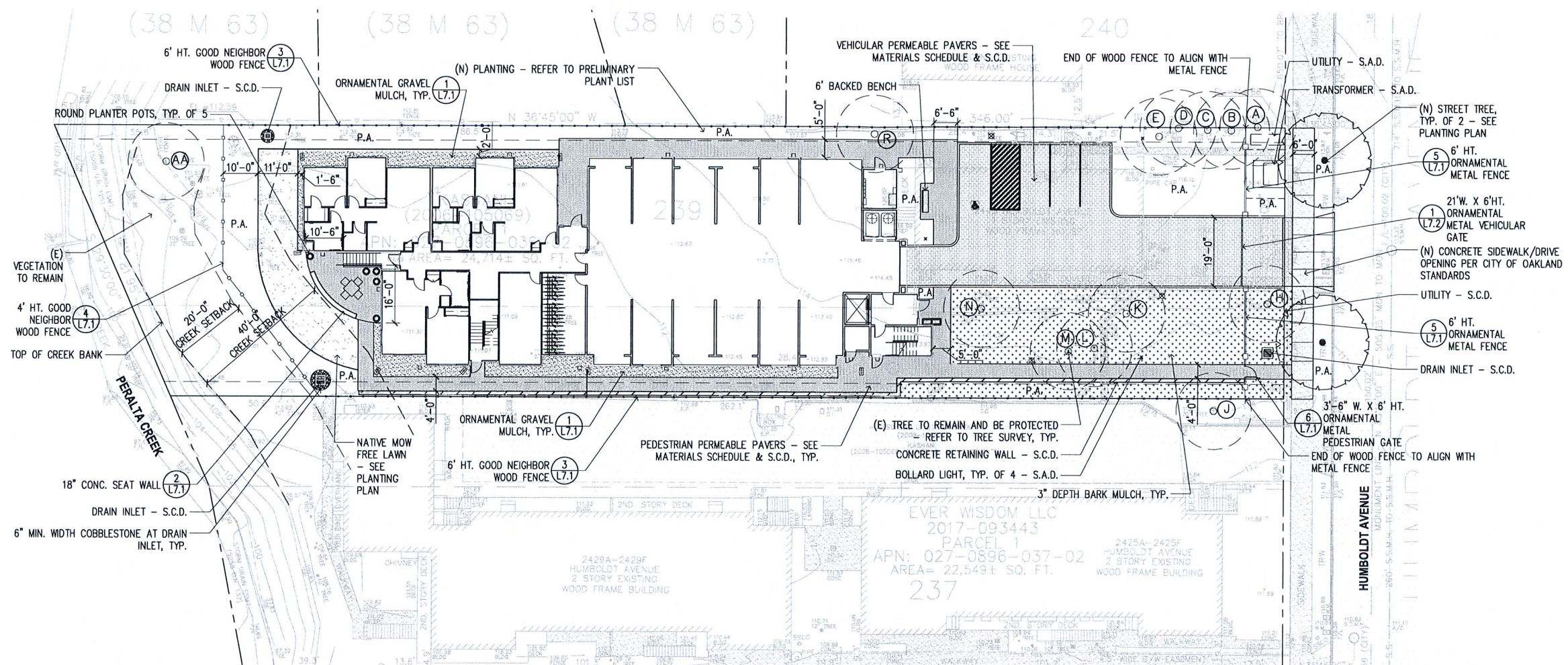
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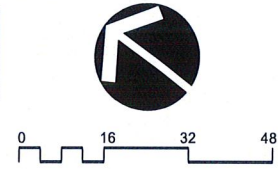
- GENERAL NOTES:**
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - PERFORM WORK IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS AND APPLICABLE REQUIREMENTS OF ALL OTHER REGULATORY AGENCIES.
 - UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATIONS, STANDARDS, MANUFACTURERS' INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OF DESIGN ELEMENTS SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE ORDER OR FIELD ORDERS, AS APPLICABLE.
 - COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING, BUT NOT LIMITED TO, IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, GAS LINES, ETC.
 - PROTECT ALL SITE CONDITIONS TO REMAIN INCLUDING TREES, PLANTING, PAVING, LIGHT STANDARDS, ETC.
 - DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
 - INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
 - WHERE "VERIFY" OR "VERIFY IN FIELD" IS USED IN CONJUNCTION WITH A DIMENSION, THE CONTRACTOR SHALL VERIFY THE MEASUREMENT PRIOR TO COMMENCING THE WORK. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY WITH THE OWNER AND ARCHITECT ANY AND ALL ITEMS TO BE SAVED FOR REUSE, AND SHALL REMOVE AND STORE THEM IN A PROTECTED AREA ON THE JOBSITE, OR AS DIRECTED BY THE ARCHITECT.

- LAYOUT NOTES:**
- ALL DIMENSIONS, UNLESS OTHERWISE INDICATED, ARE TO FACE OF WALL OR STRUCTURE.
 - WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE DISTRICT AND LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - SAW CUT EXISTING CONCRETE PAVING OR CURBS AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. ARCHITECT TO APPROVE LOCATIONS OF SAW CUTS PRIOR TO CUTTING.
 - INSTALL NEW EXPANSION JOINTS WITHOUT DOWELS AT ALL LOCATIONS WHERE CONCRETE PAVING ABUTS WALLS OR OTHER VERTICAL SURFACES.
 - INSTALL EXPANSION JOINTS WITH DOWELS EVERYWHERE ELSE.
 - SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE, AND FOR VEHICULAR PAVING AND CONCRETE SIDEWALK PAVING.
 - SEE ARCHITECTURAL DRAWINGS FOR BUILDING MODIFICATIONS.
 - REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING CONNECTIONS.
 - THIS PLAN DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON MAY NOT REPRESENT THE TRUE POSITION OF THE LINE.
 - EXISTING FEATURES AND TOPOGRAPHIC INFORMATION HAVE BEEN TAKEN FROM A SURVEY PERFORMED BY BAY AREA LAND SURVEYING INC., DATED JUNE 2006 AND UPDATED JULY 2018, PROVIDED BY TWM ARCHITECTS & PLANNERS. KELLER MITCHELL & CO. LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY REGARDING THE ACCURACY OF THE EXISTING FEATURES OR TOPOGRAPHIC INFORMATION SHOWN.

MATERIALS SCHEDULE

ITEM DESCRIPTION	FINISH	COLOR/MATERIAL	MANUFACTURER	CATALOG NO. / DIMENSIONS
SITE IMPROVEMENTS				
CONCRETE PAVING AT SIDEWALK	MEDIUM BROOM	STANDARD GRAY	-	PER CITY STANDARDS
VEHICULAR PERMEABLE CONCRETE PAVERS	-	GRAY/PRECAST CONCRETE	PACIFIC INTERLOCK PAVINGSTONE, 408-379-1436	12" X 6" X 3 1/8" (80MM) CITY ESTATE HYDRO-FLO PAVERS, RUNNING BOND PATTERN
PEDESTRIAN PERMEABLE CONCRETE PAVERS	-	GRAY/PRECAST CONCRETE	PACIFIC INTERLOCK PAVINGSTONE, 408-379-1436	12" X 6" X 2 1/4" (60MM) CITY ESTATE HYDRO-FLO PAVERS, RUNNING BOND PATTERN
CONCRETE RETAINING WALL	FORM FINISH	STANDARD GRAY	-	SEE CIVIL DRAWINGS
CONCRETE SEAT WALL	FORM BOARD FINISH	PEBBLE #41 INTEGRAL COLOR	-	18" HT. X 15" W. CONCRETE SEAT WALL WITH EASED EDGES
ORNAMENTAL GRAVEL MULCH	-	GRAY/WHITE CRUSHED GRANITE	GRANITEROCK, 831-768-2380	3/4" X 1/2" MINUS WILSON CRUSHED GRANITE
ROCK AT STORM DRAIN INLET	-	BROWN, TAN, GREY	LYNGSO, 650-364-1730	2'-4" LIN CREEK COBBLES
METAL HEADER	BLACK ANODIZED	BLACK ANODIZED ALUMINUM	PERMALOC, 800-356-9660	3/16" THICK X 4" HT. CLEANLINE ALUMINUM EDGE RESTRAINT
FURNISHINGS				
ROUND PLANTER POT	T.B.D.	T.B.D. / FRP FIBERGLASS	TOURNESOL SITEWORKS, 800-542-2282	WS-2400, 24" DIA. X 24" HT. ROUND FRP PLANTER
FENCES AND GATES				
4' HT. GOOD NEIGHBOR WOOD FENCE	SEMI-TRANSPARENT STAIN	COLOR T.B.D./ WESTERN RED CEDAR	THE HOME DEPOT, 800-466-3337	4' HT. WESTERN RED CEDAR FENCE PANEL KIT, 4X4 PRESSURE TREATED WOOD POSTS AND SIMPSON STRONG TIE POST ATTACHMENT
6' HT. GOOD NEIGHBOR WOOD FENCE	SEMI-TRANSPARENT STAIN	COLOR T.B.D./ WESTERN RED CEDAR	THE HOME DEPOT, 800-466-3337	6' HT. WESTERN RED CEDAR CHECKER LATTICE TOP FENCE PANEL KIT, 4X4 PRESSURE TREATED WOOD POSTS AND SIMPSON STRONG TIE POST ATTACHMENT
6' HT. ORNAMENTAL METAL FENCE	E-COAT SYSTEM	BLACK/STEEL	AMERISTAR 888-333-3422	6' HT. MONTAGE PLUS GENESIS, 3-RAIL
SINGLE PEDESTRIAN ORNAMENTAL METAL GATE (6' HT.)	E-COAT SYSTEM	BLACK/STEEL	AMERISTAR 888-333-3422	3'-6" WIDE X 6' HT. MONTAGE PLUS GENESIS GATE, 3-RAIL
METAL VEHICULAR GATE (6' HT.)	E-COAT SYSTEM	BLACK/STEEL	AMERISTAR 888-333-3422	21' WIDE X 6' HT. PASSPORT COMMERCIAL MONTAGE PLUS, 3-RAIL AUTOMATIC ROLLING GATE WITH HIGH SPEED OPERATOR, SAFETY LOOP DETECTOR, CARD & INTERCOM ACCESS CONTROL. COORD. WITH CIVIL & ELEC. DWGS.

NOTE: REFER TO ARBORIST REPORT AND PLAN FOR LOCATION AND TREE SPECIES OF TREES TO BE REMOVED AND TO BE PROTECTED.



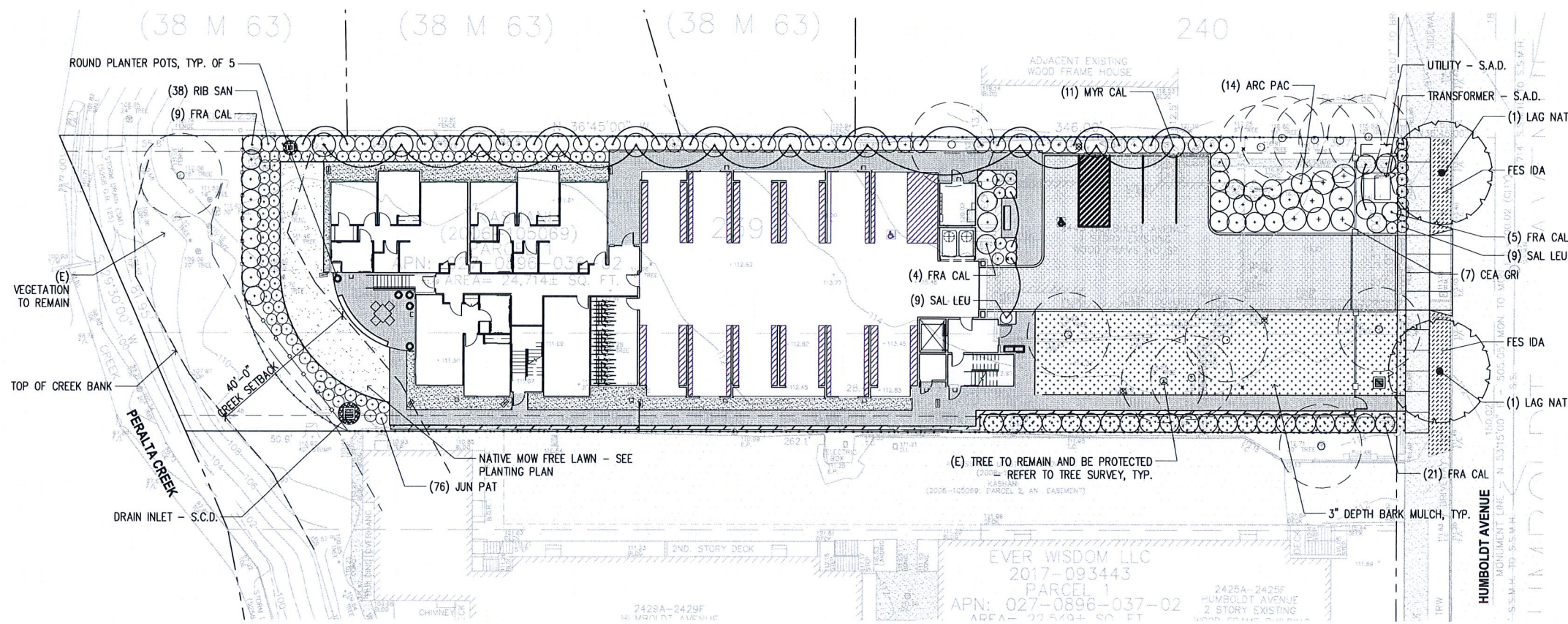
- LEGEND:**
- PROPOSED CONCRETE PAVING
 - VEHICULAR PERMEABLE CONCRETE PAVERS
 - PEDESTRIAN PERMEABLE PAVERS
 - ORNAMENTAL GRAVEL MULCH
 - SODDED LAWN
 - PROPOSED MULCH AREA
 - ROCK AT STORM DRAIN INLET
 - TREE ID - SEE ARBORIST REPORT EXISTING TREE TO REMAIN
 - PROPOSED TREE
 - ALIGN
 - BOLLARD LIGHT - S.A.D.
 - DRAIN INLET - S.C.D.
 - SPLASH BLOCK - S.C.D.
 - 6' HT. ORNAMENTAL METAL FENCE
 - 6' HT. GOOD NEIGHBOR WOOD FENCE
 - 4' HT. GOOD NEIGHBOR WOOD FENCE
 - CL CENTER LINE
 - CP CENTER POINT
 - EJ EXPANSION JOINT
 - EQ EQUAL
 - F.D.C. FIRE DEPARTMENT CON.
 - N.I.C. NOT IN CONTRACT
 - P.A. PLANTING AREA
 - S.A.D. SEE ARCHITECTURAL DWG
 - S.C.D. SEE CIVIL DRAWINGS
 - S.E.D. SEE ELECTRICAL DRAWINGS
 - SP SPACE
 - TYP. TYPICAL

LANDSCAPE LAYOUT PLAN

PLANNING SUBMITTAL

JOB NO:	18-102
SCALE:	1/16"=1'-0"
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PERALTA CREEK HOMES
2443 HUMBOLDT AVE
OAKLAND, CA

PLANTING SCHEDULE

SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	HT. x SPRD. OR SPACING (AT PLANTING)	H2O REQ'S/NATIVE
TREES					
LAG NAT	LAGERSTROEMIA X FAURIEI 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX STANDARD	9-10' X 3-4'	L
SHRUBS					
FRA CAL	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	PER PLAN	L / CA NATIVE
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	PER PLAN	M / CA NATIVE
RIB SAN	RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL	PER PLAN	L / CA NATIVE
PERENNIALS AND GROUNDCOVERS					
ARC PAC	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	PER PLAN	L / CA NATIVE
CEA GRI	CEANOTHUS GRISEUM 'YANKEE POINT'	YANKEE POINT CALIFORNIA WILD LILAC	5 GAL	PER PLAN	L / CA NATIVE
SAL LEU	SALVA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN SAGE	1 GAL	2.5' O.C.	L
GRASSES					
FES IDA	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE IDAHO FESCUE	1 GAL	1.5' O.C.	L/CA NATIVE
SODDED LAWN					
	NATIVE MOW FREE SOD BLEND (AVAILABLE FROM DELTA BLUEGRASS COMPANY): FESTUCA IDAHOENSIS, FESTUCA RUBRA, FESTUCA OCCIDENTALIS				L/CA NATIVE

SCHEDULE OF PLANTING HOLE SIZES

CONTAINER SIZE	HOLE WIDTH	HOLE DEPTH
24" BOX	4'-0"	12" BELOW ROOT BALL
5 GAL	2'-0"	6" BELOW ROOT BALL
1 GAL	1'-4"	6" BELOW ROOT BALL

WATER USE NOTES:

TOTAL IRRIGATED LANDSCAPE AREA IS 4,440 S.F.

PROPOSED PLANTING NOTED WATER REQUIREMENTS PER WUCOLS IV.

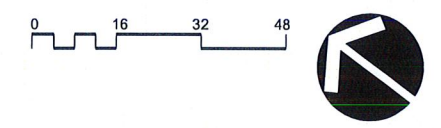
WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE OF EAST BAY MUNICIPAL UTILITY DISTRICT.

PLANTING NOTES:

- REMOVE COMPACTED SOIL AROUND BUILDING IN AREAS TO BE PLANTED.
- SUBMIT SOIL AND SOIL AMENDMENT TEST REPORT FOR ARCHITECT'S REVIEW PRIOR TO PURCHASE OF PLANTS.
- FURNISH ALL NEW PLANTING AREAS WITH 6" DEPTH OF AMENDED TOPSOIL (UNLESS CONTRA-INDICATED BY A SOIL TEST). REFER TO SPECIFICATIONS.
- FURNISH ALL NEW PLANTING AREAS WITH WOOD CHIP MULCH 3" DEEP. REFER TO SPECIFICATIONS.
- INSTALL ROOT BARRIER AROUND PAVING EDGE OF ALL NEW TREES. DO NOT WRAP ROOT BARRIER AROUND ROOT BALL. REFER TO SPECIFICATIONS.
- DO NOT PLANT NEW TREES DIRECTLY ABOVE UNDERGROUND SITE UTILITY LINES AND PIPING.
- ALL EXISTING TREES INDICATED ON THE ARBORIST TREE PROTECTION PLAN AND LAYOUT PLAN AS 'TREES TO REMAIN' SHALL BE PROTECTED PER DETAIL AND SPECIFICATIONS. REFER TO THE ARBORIST REPORT.

IRRIGATION NOTES:

- ALL PLANTING WILL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED DRIP SYSTEM IN ACCORDANCE WITH CITY OF OAKLAND REQUIREMENTS. THE AUTOMATIC CONTROLLER WILL BE CONNECTED TO AN EXTERIOR SOLAR SENSOR.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD".
- THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
- AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
- 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATIONS TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.



LEGEND:

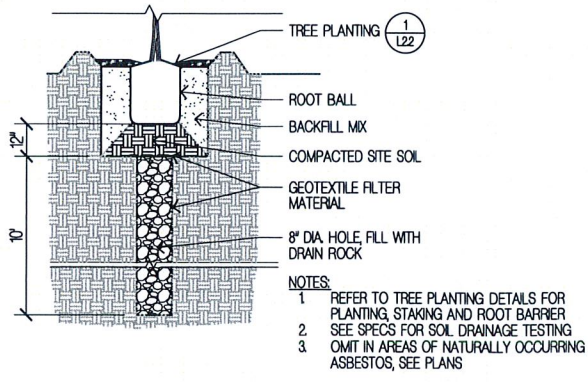
- | | | | |
|--|-------------------------------------|--------|---------------------------------|
| | PROPOSED CONCRETE PAVING | | 6' HT. ORNAMENTAL METAL FENCE |
| | VEHICULAR PERMEABLE CONCRETE PAVERS | | 6' HT. GOOD NEIGHBOR WOOD FENCE |
| | PEDESTRIAN PERMEABLE PAVERS | | 4' HT. GOOD NEIGHBOR WOOD FENCE |
| | ORNAMENTAL GRAVEL MULCH | CL | CENTER LINE |
| | SODDED LAWN | CP | CENTER POINT |
| | PROPOSED MULCH AREA | EJ | EXPANSION JOINT |
| | ROCK AT STORM DRAIN INLET | EQ | EQUAL |
| | TREE ID - SEE ARBORIST REPORT | F.D.C. | FIRE DEPARTMENT CON. |
| | EXISTING TREE TO REMAIN | N.I.C. | NOT IN CONTRACT |
| | PROPOSED TREE | P.A. | PLANTING AREA |
| | ALIGN | S.A.D. | SEE ARCHITECTURAL DWG |
| | BOLLARD LIGHT - S.A.D. | S.C.D. | SEE CIVIL DRAWINGS |
| | DRAIN INLET - S.C.D. | S.E.D. | SEE ELECTRICAL DRAWINGS |
| | SPLASH BLOCK - S.C.D. | SP | SPACE |
| | | TYP. | TYPICAL |

PLANTING PLAN

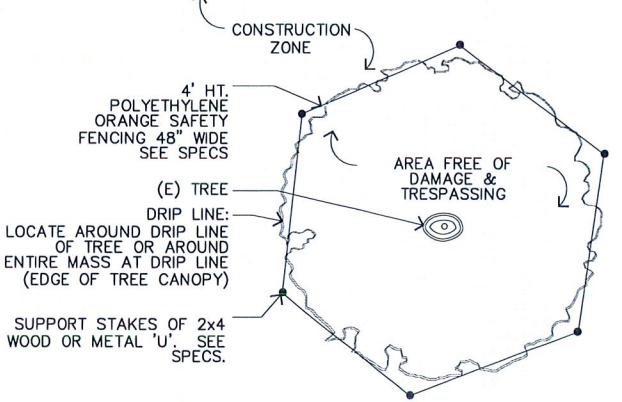
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DATE:	JUNE 19, 2019
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L2.1

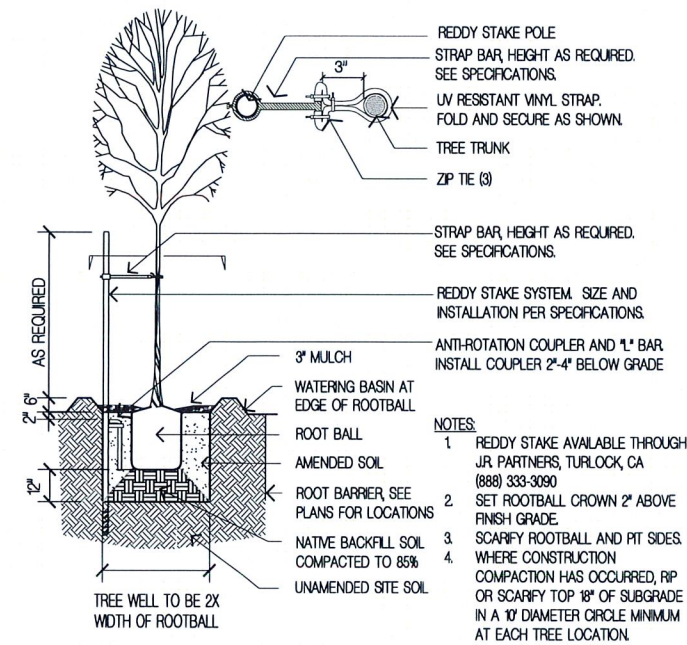


4 TREE DRAINAGE
SCALE: 1/2" = 1'-0"

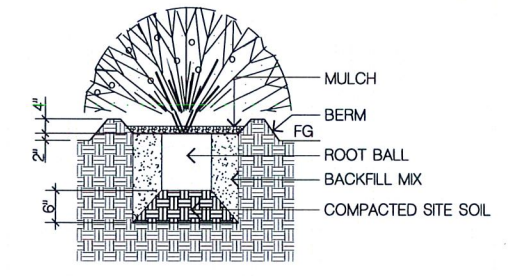


5 TREE PROTECTION
SCALE: N.T.S.

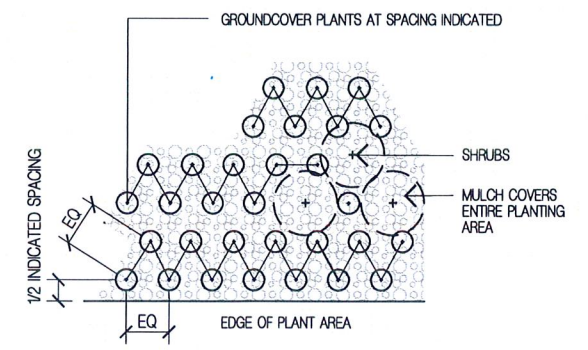
NOTES:
1. ERECT BEFORE COMMENCING ANY CONSTRUCTION WORK
2. EXISTING GRADE LEVEL AROUND THE TREE SHALL BE MAINTAINED.
3. PRUNING, IF NECESSARY, SHALL BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST.



1 TREE PLANTING
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



3 GROUNDCOVER SPACING
SCALE: 1/2" = 1'-0"

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Oakland, California, 94607
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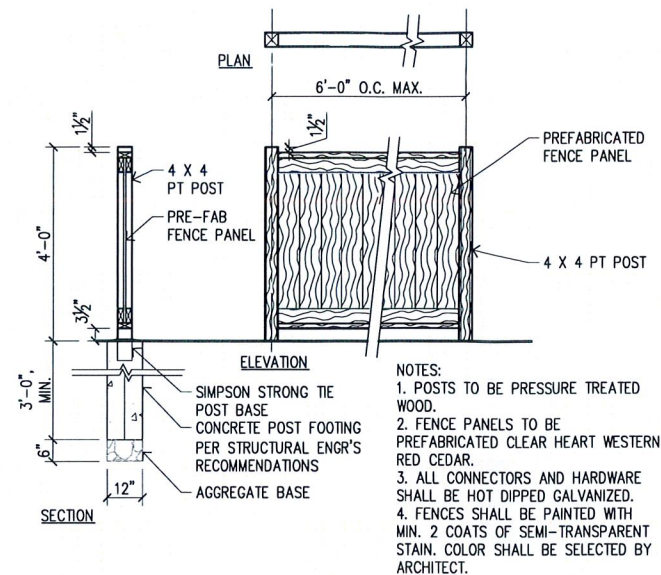
PERALTA CREEK HOMES
2443 HUMBOLDT AVE
OAKLAND, CA

PLANTING DETAILS

PLANNING SUBMITTAL

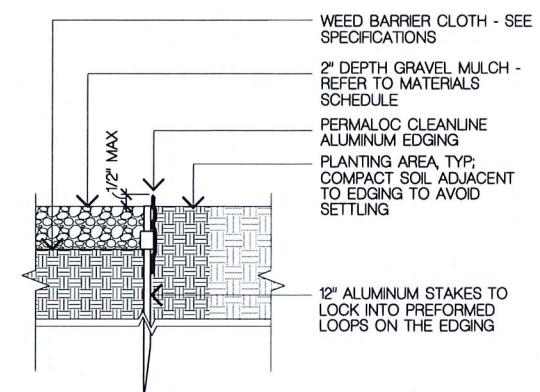
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SCALE: AS NOTED
DATE: JUNE 19, 2019
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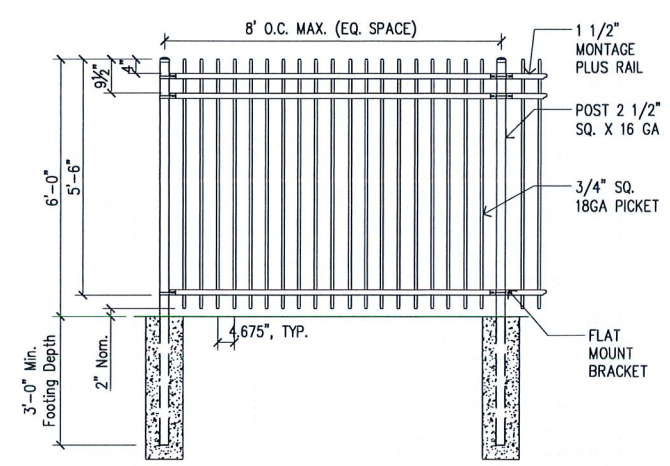
4 4' GOOD NEIGHBOR WOOD FENCE
SCALE: 1/2" = 1'-0"

NOTES:
1. POSTS TO BE PRESSURE TREATED WOOD.
2. FENCE PANELS TO BE PREFABRICATED CLEAR HEART WESTERN RED CEDAR.
3. ALL CONNECTORS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
4. FENCES SHALL BE PAINTED WITH MIN. 2 COATS OF SEMI-TRANSPARENT STAIN. COLOR SHALL BE SELECTED BY ARCHITECT.



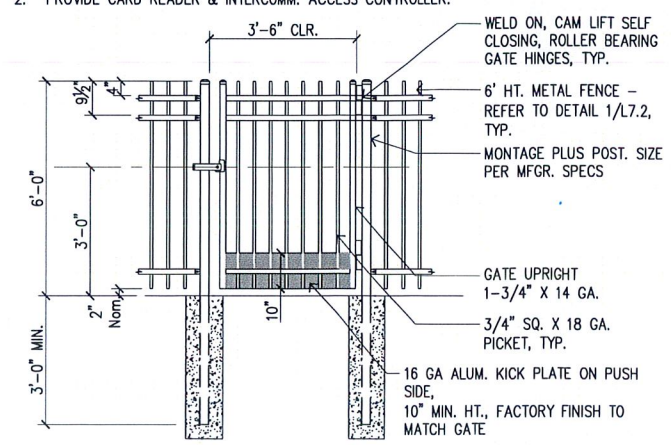
1 GRAVEL MULCH AT METAL HEADER
SCALE: 3" = 1'-0"

NOTES:
1. 8'-0" SECTIONS CONNECTED WITH (3) 12" ALUMINUM STAKES
2. CORNERS: CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER

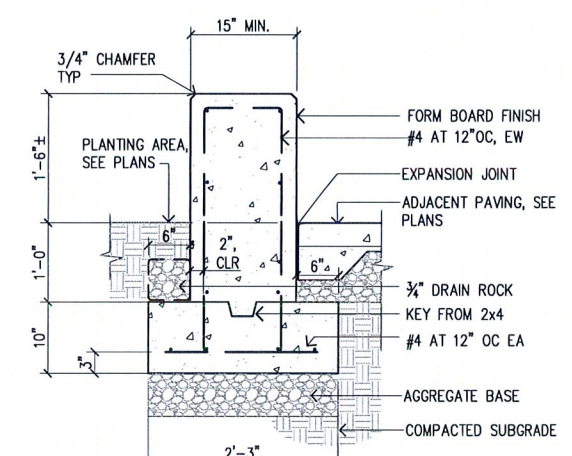


5 6' ORNAMENTAL METAL FENCE
SCALE: 1/2" = 1'-0"

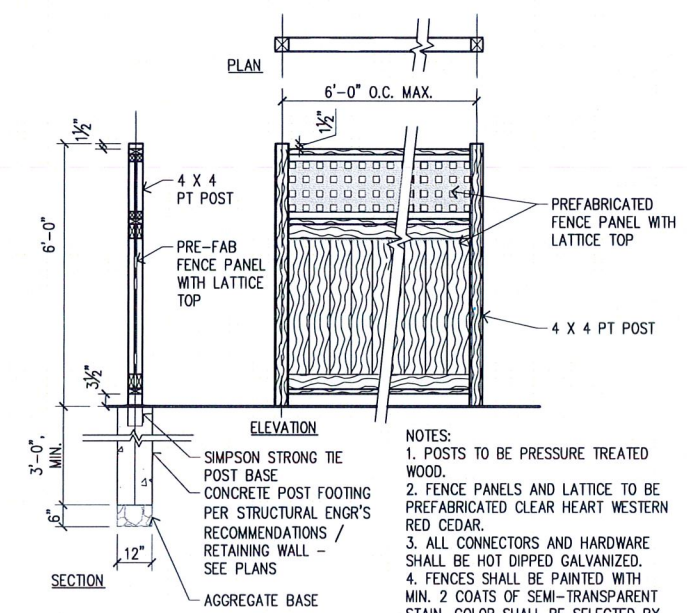
NOTES:
1. GATE HARDWARE BY MANUFACTURER
2. PROVIDE CARD READER & INTERCOMM. ACCESS CONTROLLER.



6 ORNAMENTAL METAL GATE
SCALE: 1/2" = 1'-0"



2 CONCRETE SEAT WALL
SCALE: 1" = 1'-0"



3 6' GOOD NEIGHBOR WOOD FENCE
SCALE: 1/2" = 1'-0"

NOTES:
1. POSTS TO BE PRESSURE TREATED WOOD.
2. FENCE PANELS AND LATTICE TO BE PREFABRICATED CLEAR HEART WESTERN RED CEDAR.
3. ALL CONNECTORS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
4. FENCES SHALL BE PAINTED WITH MIN. 2 COATS OF SEMI-TRANSPARENT STAIN. COLOR SHALL BE SELECTED BY ARCHITECT.

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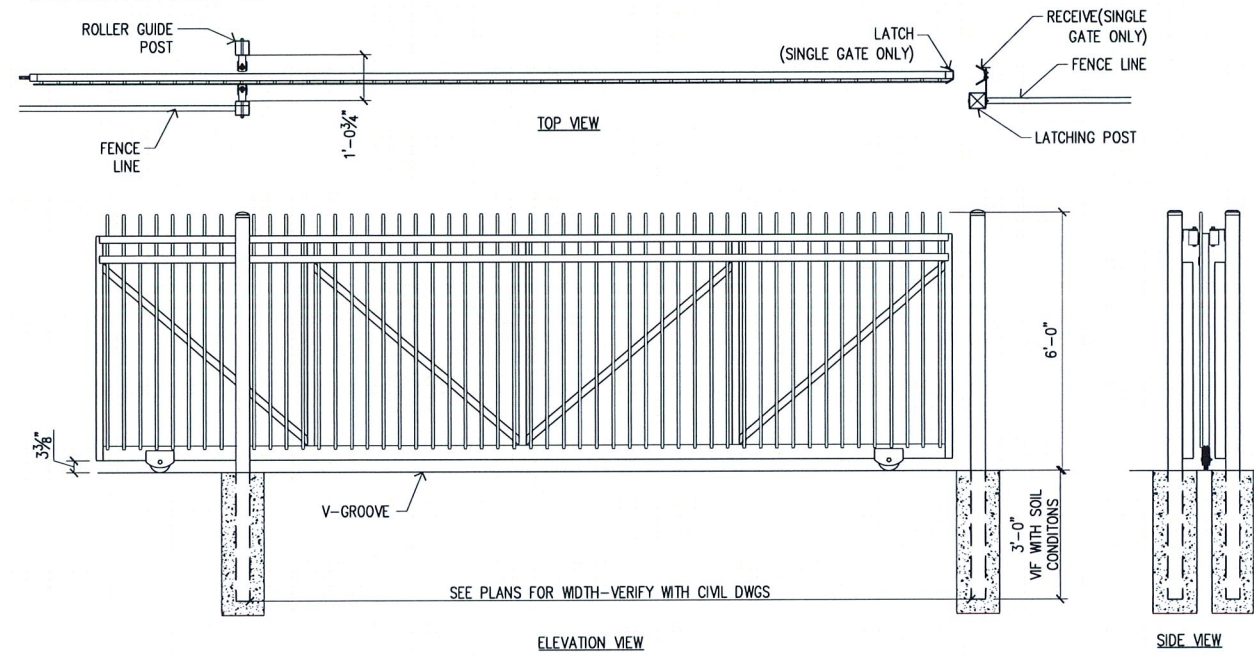
LANDSCAPE DETAILS

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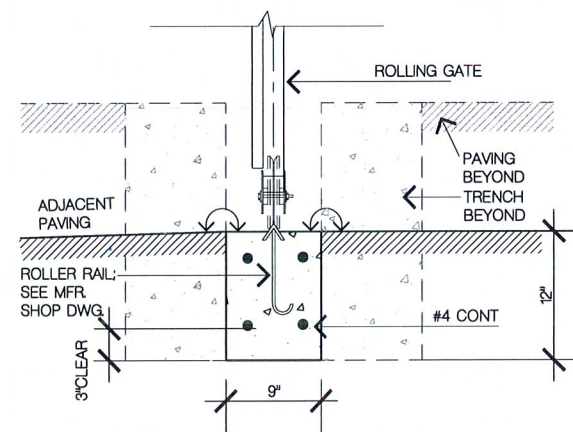
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- NOTES:
1. SEE SPECS FOR MATERIALS & FINISH
 2. ALL GATES AND FENCES TO BE BLACK IN COLOR
 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 4. SEE SPECS FOR CONCRETE FOOTING
- PROPERTIES, STRENGTH, SLUMP TEST & AGGREGATE; STRUCTURAL TO REVIEW FOOTINGS PRIOR TO INSTALLATION
5. PROVIDE CARD READER ACCESS, SAFETY LOOPS AND OPERATORS FOR EACH GATE.
6. PROVIDE INTERCOM SYSTEM AT 5TH ST. GATE. SEE DOOR SCHED & SPECS
 7. PROVIDE FENCE MOUNTED KNOX-BOX AT EACH GATE. EXACT LOCATION PER FIRE DEPARTMENT
 6. MANUFACTURER TO PROVIDE SHOP DRAWINGS



1 ORNAMENTAL METAL VEHICULAR SLIDING GATE
SCALE: 1/2" = 1'-0"



2 ROLLING GATE TRACK
SCALE: N.T.S.

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**PERALTA CREEK
HOMES**

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LANDSCAPE DETAILS

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PERALTA CREEK HOMES PRELIMINARY SITE IMPROVEMENT

2443 HUMBOLT AVE

Oakland, California

APN 027-0896-036-02

PERVIOUS & IMPERVIOUS AREA

DESCRIPTION	PERVIOUS	IMPERVIOUS
RIGHT OF WAY IMPROVEMENTS		318 SF
TRANSFORMER PAD		22 SF
BUILDING ROOF EAVE		8,843 SF
LANDING & STEPS		69 SF
SEATING WALL		22 SF
RETAINING WALL		253 SF
VEHICLE GATE TRACK		21 SF
DRIVEWAY & PARKING	2,790 SF	
WALKWAY	2,360 SF	
TOTAL	5,150 SF	9,548 SF

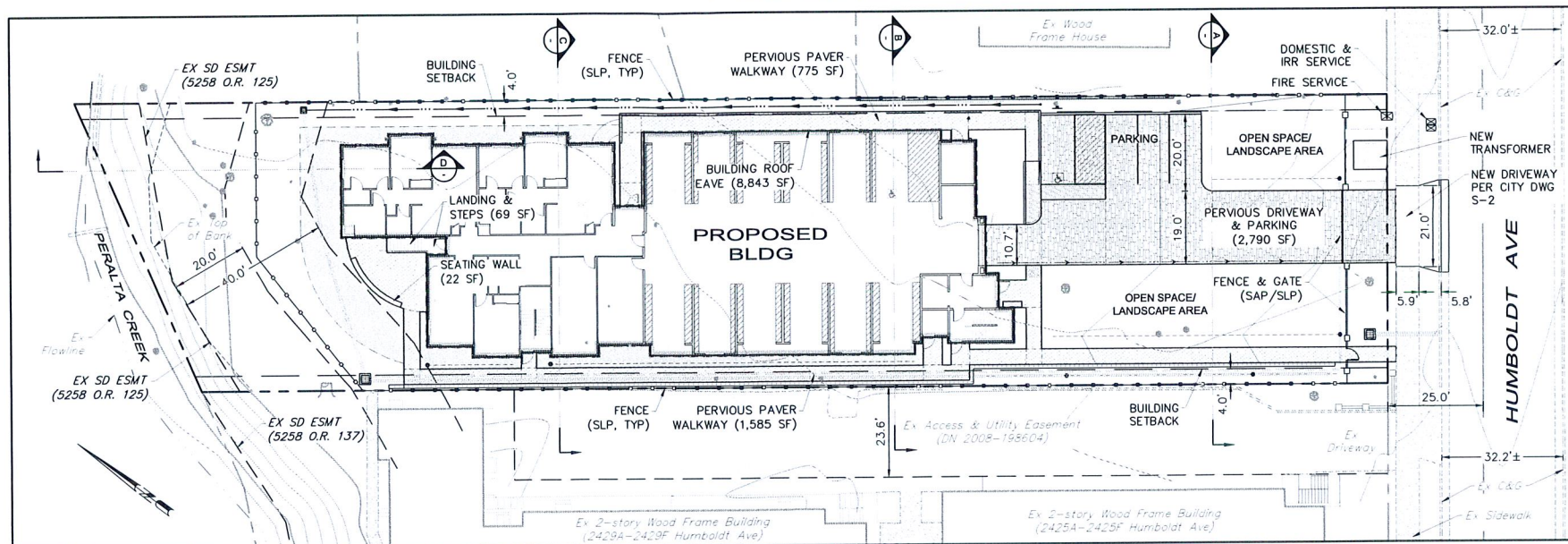
NOTE:
TOTAL PROPOSED NEW/REPLACEMENT IMPERVIOUS AREA IS LESS THAN 10,000 SQUARE FEET. THIS IS NOT A C3 REGULATED PROJECT.

SHEET INDEX

- C1.0 TITLE SHEET & NOTES
- C2.0 PRELIMINARY GRADING & DRAINAGE PLAN
- C3.0 CREEK PROTECTION & EROSION CONTROL PLAN
- C3.1 EROSION CONTROL DETAILS
- C4.0 BEST MANAGEMENT PRACTICES NOTES

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND, ALAMEDA COUNTY, OR OTHER GOVERNING AGENCY OR UTILITY STANDARDS AND SPECIFICATIONS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
- THE TERM "CONTRACTOR" USED IN THE FOLLOWING NOTES REFERS TO ALL GENERAL CONTRACTORS AND SUBCONTRACTORS RETAINED BY THE OWNER TO PERFORM CONSTRUCTION SERVICES ON THIS PROJECT.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDER.
- CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR OWNER, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOBSITE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK WITH OTHER CONTRACTORS AND SUBCONTRACTORS. NO CLAIM FOR DELAY OF WORK SHALL BE MADE DUE TO THE LACK OF COORDINATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK COMPLETED, IF HE CONTINUES TO WORK AFTER THE DISCREPANCY HAS BEEN FOUND.
- THESE PLANS DO NOT AUTHORIZE CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMITS REQUIRED FOR WORK WITH IN PUBLIC RIGHT-OF-WAYS SHALL BE OBTAINED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADING, ETC., AND TO AVOID THE CREATION OF LOW SPOTS OR HAZARDOUS CONDITIONS OR ANY ABRUPT OR APPARENT CHANGES IN APPEARANCE, GRADES OR CROSS SLOPES. CONFORM TO EXISTING ROADSIDE DITCH FLOW LINE. PROVIDE CONTINUOUS FLOW LINE GRADE. DO NOT BLOCK EXISTING FLOW LINE DRAINAGE.
- ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECTED FROM DAMAGE, UNLESS NOTED OTHERWISE.
- ERECT AND MAINTAIN TEMPORARY PROTECTIONS, INCLUDING BRACING, BARRICADES, SIGNS, & OTHER MEASURES AS REQUIRED BY CODES AND REGULATIONS.
- REPAIR DAMAGE TO ADJACENT FACILITIES AND SITE THAT WAS CAUSED BY DEMOLITION OPERATION AND RESTORE SURFACES INTENDED TO REMAIN. UNLESS OTHERWISE NOTED, USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS.
- DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. LEGALLY DISPOSE OF REMOVED MATERIALS.
- UPON COMPLETION OF CONSTRUCTION WORK AND OFF HAULING OF DEMOLISHED MATERIALS, CONTRACTOR SHALL, UNLESS DIRECTED OTHERWISE, REMOVE ALL INSTALLED FIBER ROLLS, ORANGE SAFETY FENCING AND FALLEN DEBRIS.
- ALL FILL MATERIALS SHALL NOT CONTAIN DETRIMENTAL AMOUNTS OF ORGANIC MATTER. NO ROCK OR IRREDUCIBLE MATERIAL WITH A MINIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILL.
- ALL FILL TO BE COMPACTED TO MINIMUM 90% RELATIVE COMPACTION OR AS DIRECTED OTHERWISE BY SOILS ENGINEER. COMPACTION SHALL BE CERTIFIED BY TESTS AND REPORTS PERFORMED BY A SOILS ENGINEER.



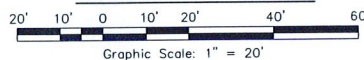
ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	IG	INVERT GRADE
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
AD	AREA DRAIN	ME	MATCH EXISTING
ADA	AMERICANS WITH DISABILITIES ACT	MH	MANHOLE
BC	BEGIN CURVE	MIN	MINIMUM
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	NO	NUMBER
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL	CLASS	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CM	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CD	CLEANOUT	PUE	PUBLIC UTILITY EASEMENT
DWG	DRAWING	RCE	REGISTERED CIVIL ENGINEER
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GROUND	RWL	RECLAIMED WATER LINE
EP	EDGE OF PAVEMENT	S	SLOPE
ESMT	EASEMENT	SAP	SEE ARCHITECTURAL PLANS
EX	EXISTING	SD	STORM DRAIN
FL	FLOWLINE	SSP	SEE STRUCTURAL PLANS
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FS	FINISHED SURFACE	TC	TOP OF CURB
FS	FIRE SAFE STANDARD	TY	TYPICAL
GB	GRADE BREAK	VC	VERTICAL CURVE
GR	GRATE	VF	VERIFY IN FIELD
HC	HANDICAP	W	WATER
		WM	WATER METER
		WV	WATER VALVE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	SANITARY SEWER & MANHOLE
---	---	SANITARY SEWER & CLEANOUT
---	---	STORM DRAIN & MANHOLE
---	---	STORM DRAIN & DRAINAGE INLET (DI)
---	---	STORM DRAIN & AREA DRAIN (AD)
---	---	ROOF DRAIN & DOWN SPOUT (DS)
---	---	WATER SERVICE / WM
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	JOINT TRENCH COMPOSITE DRY UTILITY (BY OTHERS)
---	---	UTILITY POLE W/WO GUY WIRE
---	---	DETAIL X ON SHEET CX.X
---	---	DRAINAGE SWALE
---	---	DAYLIGHT LINE
---	---	APPROXIMATE LIMIT OF GRADING/DISTURBANCE
---	---	INDEX CONTOUR
---	---	INTERMEDIATE CONTOUR
---	---	GRADE BREAK W/ SLOPE SYMBOL

OVERALL SITE PLAN



PROJECT PURPOSE STATEMENT

THIS PROJECT PROPOSES SITE IMPROVEMENTS AND NEW CONSTRUCTION OF A FOUR-STORY 23-UNIT APARTMENT BUILDING.

OWNER

PERALTA HOMES, LLC
C/O: ALI KASHANI
2625 Alcatraz Ave #501
Berkeley, CA 94705
Tel: (510) 385-1340

ARCHITECT

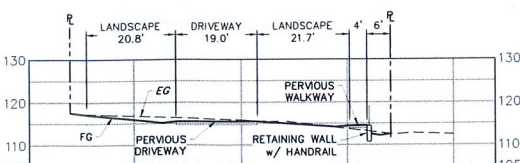
TWM ARCHITECTS & PLANNERS
1011 C Street
San Rafael, CA 94901
Tel: (415) 472-5770

LANDSCAPE ARCHITECT

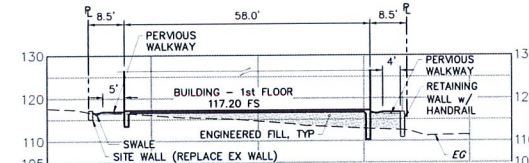
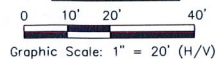
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LANDSCAPE ARCHITECTURE
302 Fourth Street
Oakland, CA 94607
Tel: (510) 451-9987

CIVIL ENGINEER

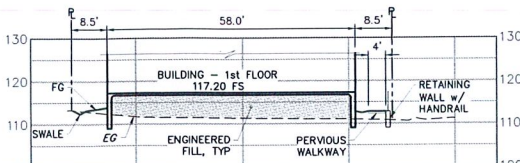
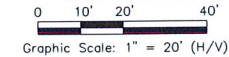
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1220 N. Dutton Ave
Santa Rosa, CA 95401
Tel: (707) 541-2300



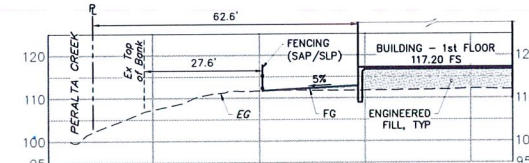
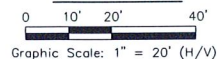
SECTION A



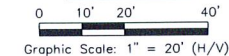
SECTION B



SECTION C



SECTION D



GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	NET
100 CY	1230 CY	1130 CY

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My license expires 3/31/2020

PERALTA CREEK HOMES

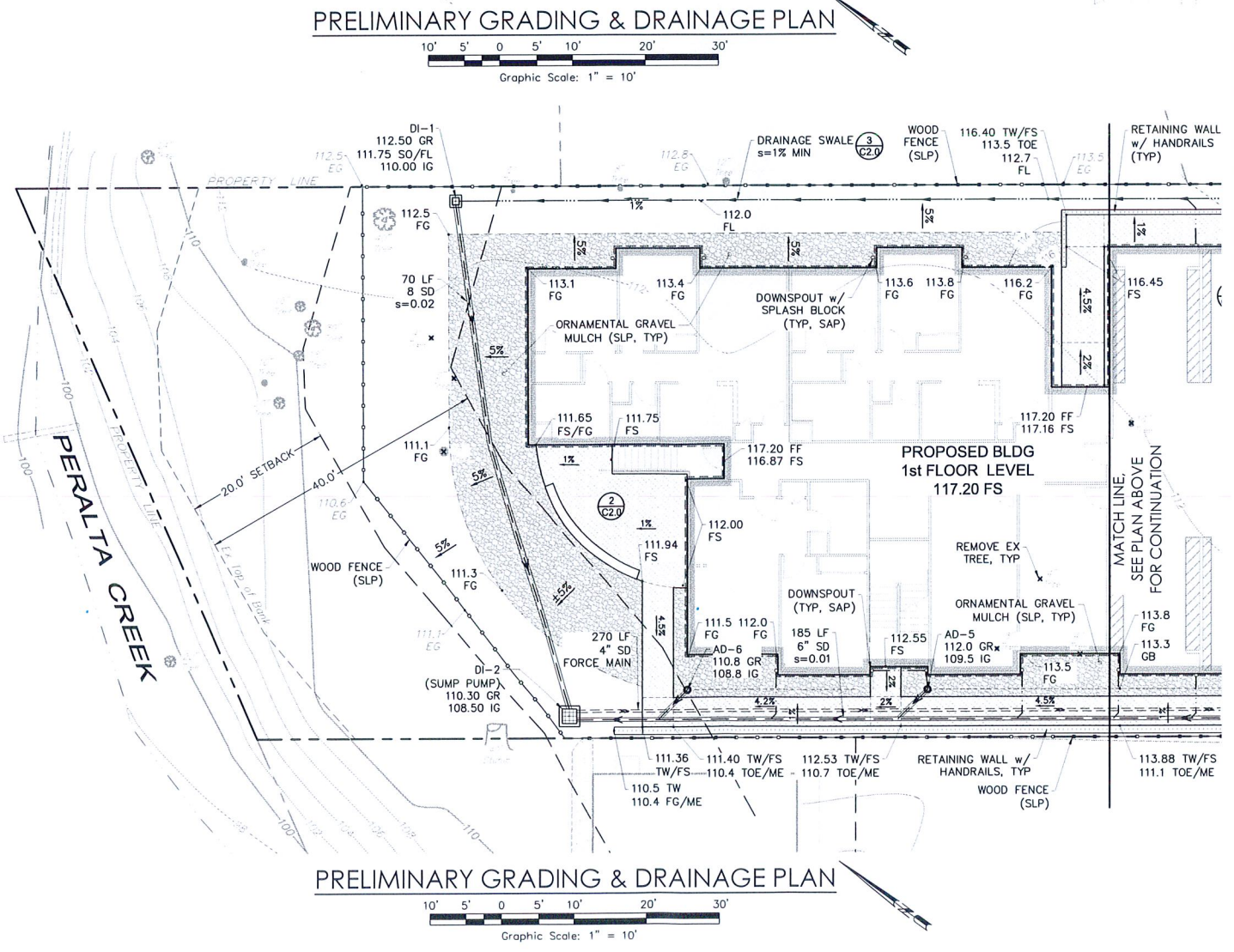
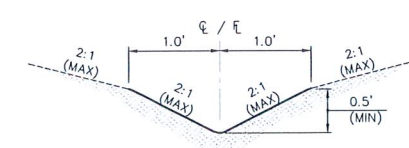
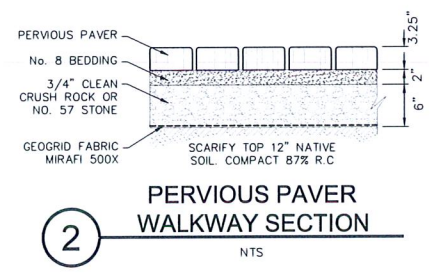
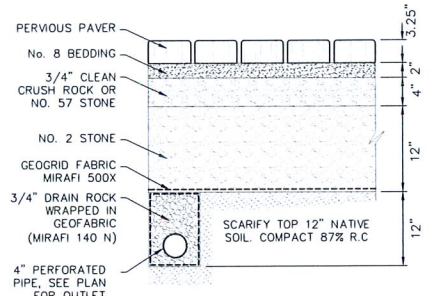
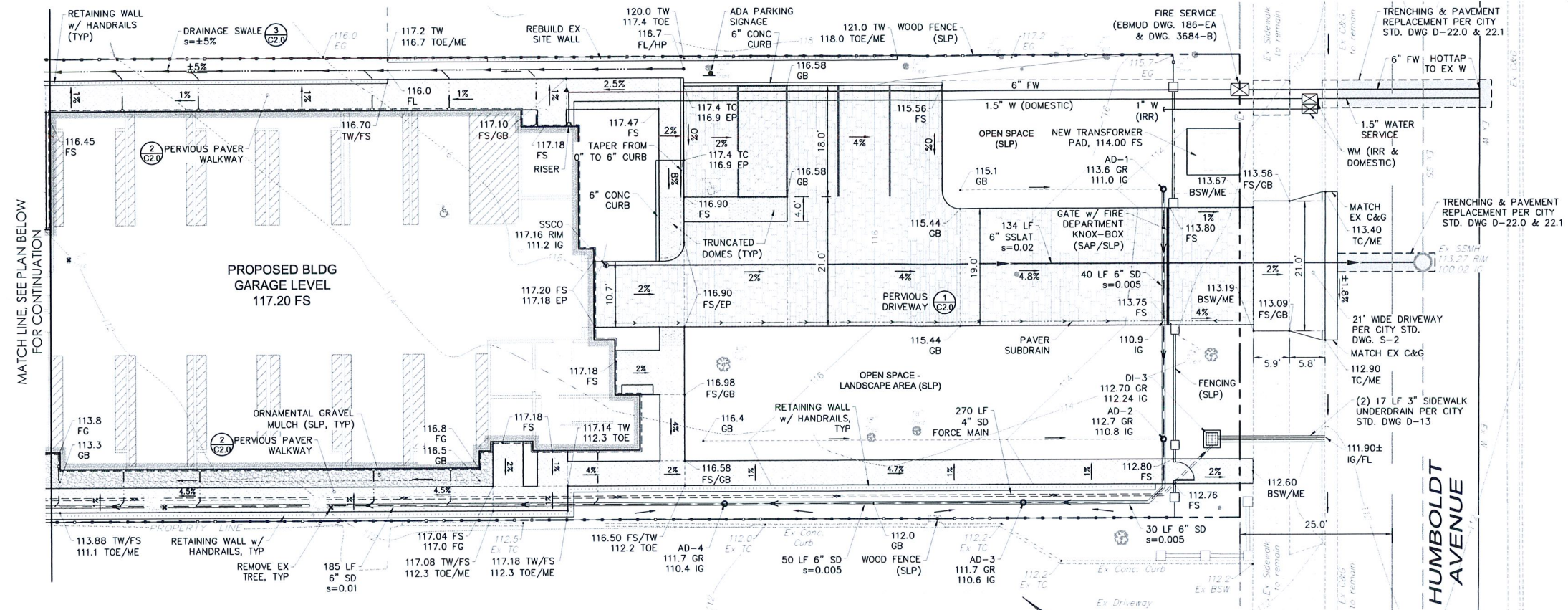
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TITLE SHEET & NOTES

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STORM DRAIN SCHEDULE	
DI-1	12" DROP INLET w/ 9" SIDE OPENING (OLDCASTLE MODEL DI-1212 OR EQUAL)
DI-2	24" DROP INLET w/ SUMP PUMP (OLDCASTLE MODEL DI-2424 OR EQUAL)
DI-3	24" DROP INLET (OLDCASTLE MODEL DI-2424 OR APPROVED EQUAL)
AD-1 THRU AD-6	8" AREA DRAIN WITH w/ PEDESTRIAN GRATE (8" NDS OR APPROVED EQUAL)

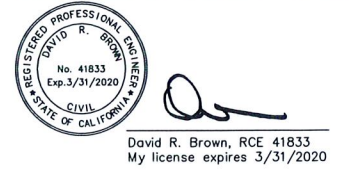
NOTES:

- + ALL DOWNSPOUTS TO DAYLIGHT SWALE OR TIE TO UNDERGROUND SD WITH 4" SD, s=0.01 (MIN). SEE ARCHITECT PLANS FOR DS LOCATIONS.
- + SEE SOILS ENGINEER'S RECOMMENDATIONS FOR FOUNDATION AND SLAB SUBDRAINS.
- + STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE (MEETING CALTRANS SEC. 64 SPECIFICATIONS).



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PRELIMINARY GRADING & DRAINAGE PLAN

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PERALTA CREEK HOMES

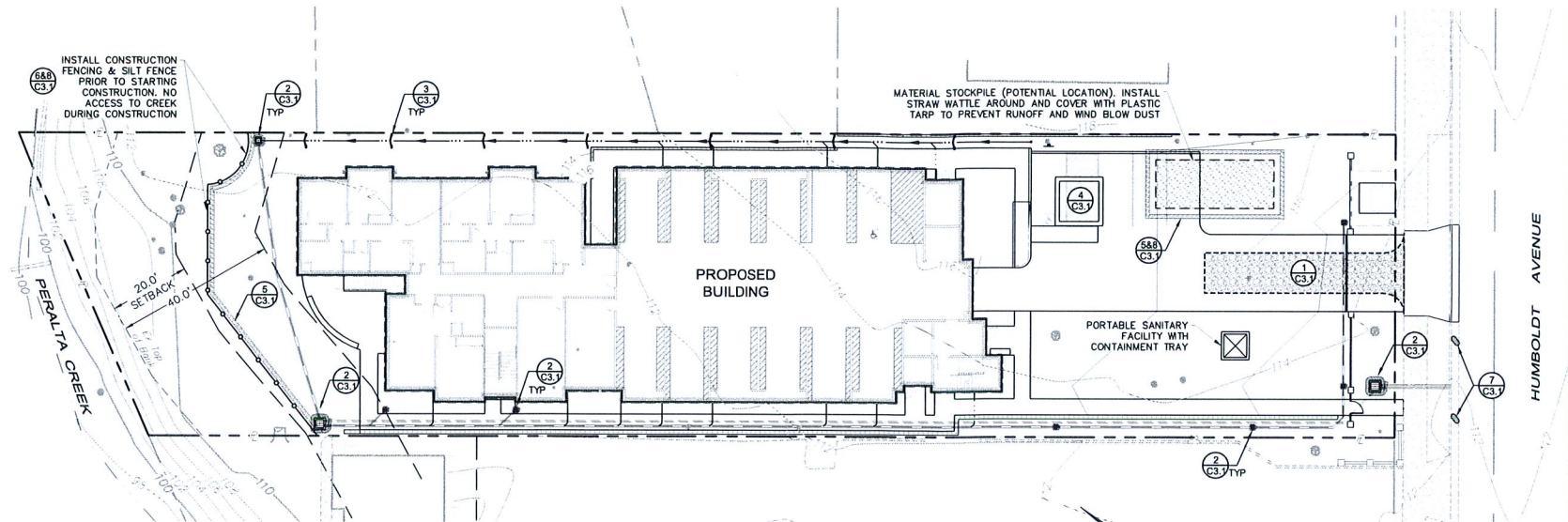
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CREEK PROTECTION & EROSION CONTROL PLAN

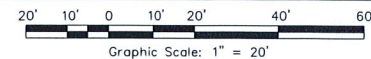
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CREEK PROTECTION & EROSION CONTROL PLAN



CREEK PROTECTION NOTES

BASED ON THE DESCRIPTION OF THE CITY'S CREEK PROTECTION PERMIT CATEGORIES, THE PROPOSED PROJECT SITE IS SUBJECT TO THE OAKLAND CREEK PROTECTION ORDINANCE, AND THE LOCATION AND TYPE OF WORK PROPOSED WILL REQUIRE A **CATEGORY 3** CREEK PERMIT. THE PERMIT WILL REQUIRE SITE PLAN, CREEK PROTECTION PLAN AND ENVIRONMENTAL REVIEW, TO BE SUBMITTED IN THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT. PROPOSED PERALTA CREEK PROTECTION MEASURES INCLUDE:

LIST OF INFORMATION MATERIALS ON CREEK PROTECTION PROVIDED TO WORKERS ON THE SITE

PRIOR TO THE START OF CONSTRUCTION, ALL CONSTRUCTION PERSONNEL WILL RECEIVE A 'CREEK PROTECTION' COURSE THAT WILL OUTLINE MEASURES TO BE IMPLEMENTED ONSITE DURING WORK ADJACENT TO GLEN ECHO CREEK. EACH WORKER WILL RECEIVE INFORMATION ON BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED, WET WEATHER PROTECTION MEASURES, LITTER PREVENTION MEASURES, AND OTHER REQUIREMENTS PROVIDED IN PERMITS AND AGREEMENTS FROM LOCAL, STATE, AND FEDERAL AGENCIES.

LITTER PREVENTION MEASURES

PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION, A WASTE MANAGEMENT PLAN WILL BE PREPARED AND KEPT ON SITE. CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS, WILL BE EDUCATED TO FOLLOW WASTE HANDLING PROCEDURES INCLUDING TRASH, FOOD WASTE, AND OTHER SOLID WASTE. DUMPSTERS OF SUFFICIENT SIZE AND NUMBER WILL BE PROVIDED TO CONTAIN SOLID WASTE GENERATED BY THE PROJECT. ALL DUMPSTERS OR GARBAGE BINS WILL BE SECURED EACH NIGHT. SOLID WASTE STORAGE AREAS WILL BE LOCATED AT LEAST 25 FEET FROM DRAINAGE FACILITIES AND/OR GLEN ECHO CREEK. THE PROJECT SITE WILL BE CHECKED NIGHTLY FOR LITTER, TRASH AND OTHER DEBRIS LEFT ON SITE. FULL DUMPSTERS WILL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF OFF-SITE AT AN APPROPRIATE FACILITY.

DUST CONTROL MEASURES

DURING DEMOLITION AND CONSTRUCTION, DUST CONTROL MEASURES BOTH ONSITE AND OFF-SITE TO REMOVE TRACKED MUD AND DEBRIS FROM CONSTRUCTION EQUIPMENT ENTERING AND LEAVING THE PROJECT AREA WILL BE IMPLEMENTED. DURING DEMOLITION ACTIVITIES, WATER TRUCKS WILL BE ONSITE TO HELP CONTROL DUST. WATER USED FOR DUST CONTROL ACTIVITIES WILL BE CONTAINED ONSITE. PERIODIC CONSTRUCTION MONITORING WILL OCCUR TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THIS PLAN AND OTHER MEASURES.

METHODS FOR CLEANING TOOLS AND EQUIPMENT

ALL WORKERS WILL BE INSTRUCTED THAT NO CLEANING OF TOOLS OR EQUIPMENT SHALL BE DONE WITHIN 25 FEET OF THE CREEK. IF NECESSARY, CLEANING STATIONS WILL BE PROVIDED. NO FUELING OR REPAIRING OF EQUIPMENT WILL BE CONDUCTED NEAR THE CREEK. ALL EQUIPMENT USED WITHIN 50 FEET OF THE CREEK SHALL BE IN GOOD REPAIR WITH NO OIL OR FUEL LEAKS. A SPILL PREVENTION PLAN WILL BE MAINTAINED ON SITE AT ALL TIMES. INFORMATION REGARDING TOOL CLEANING WILL BE PROVIDED TO ALL CONSTRUCTION PERSONNEL PRIOR TO THE START OF CONSTRUCTION AS DESCRIBED ABOVE.

CONSTRUCTION SITE FENCING

CONSTRUCTION FENCING WILL BE PLACED AROUND THE ENTIRE CONSTRUCTION SITE, INCLUDING PERALTA CREEK. NO PUBLIC ACCESS TO THE CREEK WILL BE ALLOWED DURING OR AFTER CONSTRUCTION ACTIVITIES. FENCING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WEEKLY MONITORING WILL OCCUR AND REPAIRS TO THE CONSTRUCTION FENCE WILL BE MADE IMMEDIATELY.

CREEK PROTECTION NOTES (CON'T)

EROSION CONTROL MEASURES

TO REDUCE AND ELIMINATE EROSION WITHIN THE BED AND BANK OF PERALTA CREEK, SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED TO PREVENT SEDIMENT AND OTHER DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM AND THE CREEK:

- + DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF NEW FACILITIES SHALL OCCUR OUTSIDE THE WET SEASON TO THE EXTENT FEASIBLE.
- + PRIOR TO AND DURING PROJECT DEMOLITION, GRADING, AND CONSTRUCTION ACTIVITIES, THE PROJECT SHALL COMPLY WITH ALL CITY OF OAKLAND GRADING PERMIT REQUIREMENTS AND NPDES PERMIT REQUIREMENTS, INCLUDING PREPARATION OF A GRADING PLAN THAT DESCRIBES DRAINAGE, EROSION, AND SEDIMENT CONTROL MEASURES THAT PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM AND/OR PERALTA CREEK. MEASURES TO BE IMPLEMENTED INCLUDE INSTALLATION OF SILT FENCING AND/OR STRAW WATTLES AND CATCH BASINS.
- + DURING DEMOLITION AND CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED, INCLUDING INSTALLATION OF SILT FENCING, STRAW WATTLES, AND OTHER APPROPRIATE METHODS TO PREVENT EROSION AND SEDIMENTATION IN PERALTA CREEK. PERIODIC CONSTRUCTION MONITORING WILL OCCUR TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THESE AND OTHER MEASURES.
- + CONSTRUCTION MONITORING WILL ALSO OCCUR TO IDENTIFY THE NEED FOR ANY ADDITIONAL TEMPORARY EROSION CONTROL MEASURES, IF REQUIRED.
- + INSTALLATION OF SILT FENCING AND OTHER MEASURES: DURING DEMOLITION, EXCAVATION, AND CONSTRUCTION OF NEW FACILITIES, SILT FENCING WILL BE INSTALLED AT A LOCATION SUFFICIENT TO PREVENT SEDIMENT OR EROSION INTO PERALTA CREEK. SILT FENCING WILL BE INSTALLED WHERE CONDITIONS WARRANT PROTECTION, INCLUDING BELOW THE TOE OF EXPOSED OR ERODIBLE SLOPES, DOWNSLOPE OF EXPOSED SOIL AREAS, AROUND TEMPORARY SOIL STOCKPILES, AND ALONG PERALTA CREEK. SILT FENCE FABRIC SHALL BE WOVEN POLYPROPYLENE WITH SUFFICIENT WIDTH AND TENSILE STRENGTH APPROPRIATE FOR THE PROJECT SITE. WOOD STAKES SHALL BE USED TO INSTALL AND MAINTAIN THE SILT FENCING. STAPLES WILL BE USED TO FASTEN THE FENCE FABRIC TO THE STAKES. SILT FENCING WILL BE INSTALLED A LEAST 3 FEET FROM THE TOP OF BANK OF PERALTA CREEK. THE BOTTOM OF THE FENCE WILL BE KEYPED IN TO PREVENT SEDIMENT FROM FLOWING BENEATH THE SILT FENCING.
- + HYDROSEEDING: AREAS SUBJECT TO SOIL DISTURBANCE WILL BE HYDROSEEDING TO PREVENT EROSION AND SEDIMENT PRIOR TO INSTALLATION OF PERMANENT RESTORATION MEASURES (I.E. INSTALLATION OF TREES AND SHRUBS) DESCRIBED BELOW. JUTE NETTING OR OTHER SIMILAR MEASURES WILL BE EMPLOYED IF NECESSARY.

WET WEATHER PROTECTION MEASURES

THE PROJECT WET WEATHER BMPs INCLUDE COVERING ALL SOIL PILES, INSTALLATION OF SILT FENCING TO PREVENT RUN OFF INTO THE CREEK, AND REDUCTION OF EARTH MOVING ACTIVITIES DURING AND DIRECTLY AFTER STORMS. PERIODIC MONITORING WILL OCCUR TO ENSURE THIS AND OTHER MEASURES ARE BEING IMPLEMENTED PROPERLY.

STOCKPILE LOCATIONS

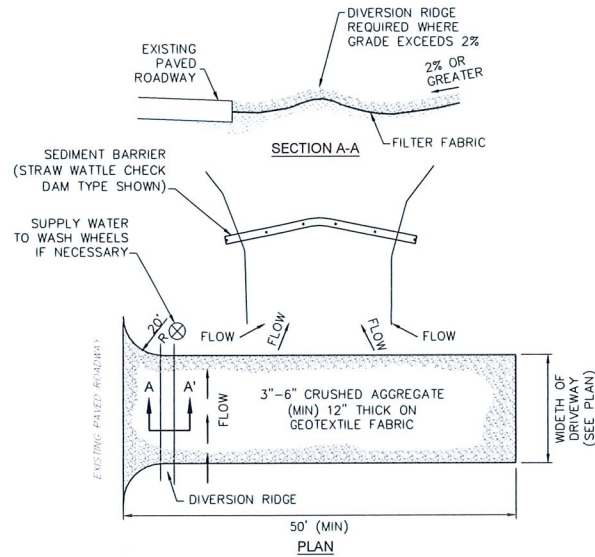
DEMOLITION OF EXISTING STRUCTURES AND EXCAVATION AND CONSTRUCTION FOR NEW FACILITIES MAY REQUIRE THE STOCKPILING OF SOIL AND OTHER DEBRIS ONSITE. WHEN STOCKPILES ARE REQUIRED, NO SOIL OR DEBRIS WILL BE STOCKPILED WITHIN 25 FEET OF PERALTA CREEK. DURING WET WEATHER SEASON OR ON NON-WORK DAYS, STOCKPILES WILL BE PROTECTED AND COVERED TO AVOID RUNOFF INTO STORM DRAINS OR PERALTA CREEK. ALL SOIL STOCKPILES WILL HAVE SILT FENCING INSTALLED AROUND THE PERIMETER OF THE STOCKPILE TO PREVENT EROSION OR SEDIMENT FROM ENTERING THE CREEK AND/OR STORM DRAIN INLETS.

DEBRIS COLLECTION FROM SITE

DEBRIS COLLECTION FROM THE PROJECT SITE WILL OCCUR AS OFTEN AS NECESSARY TO PREVENT DEBRIS FROM BEING STOCKPILED ON SITE. GARBAGE AND OTHER SOLID WASTE WILL BE REMOVED AS NEEDED AND NOT DUMPSTERS OR OTHER DEBRIS CONTAINERS WILL ALLOWED TO BE FULL OR OVERFLOWING ONSITE. DURING DEMOLITION OF EXISTING STRUCTURES, DEBRIS WILL BE REMOVED IMMEDIATELY AND OFF-HAULED TO AN APPROPRIATE LANDFILL (I.E. CLASS II AND CLASS III MATERIALS).

EROSION CONTROL NOTES

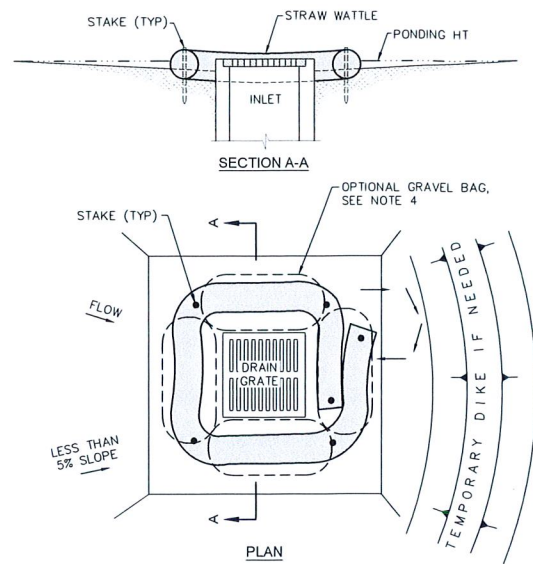
1. CONTRACTORS INVOLVED IN CONSTRUCTION OF THIS PROJECT MUST COMPLY WITH CITY OF OAKLAND, ALAMEDA COUNTY BEST MANAGEMENT PRACTICES AND CALIFORNIA STORMWATER QUALITY ASSOCIATION, STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK. TO PREVENT EROSION, SEDIMENT AND STORM WATER DISCHARGE. EXAMPLES OF STORM WATER POLICY BEST MANAGEMENT PRACTICES (BMP) THAT SHOULD BE REGULARLY IMPLEMENTED AND MAINTAINED INCLUDE BUT IS NOT LIMITED TO CONSTRUCTING PROPER CONSTRUCTION ENTRANCES AND EXITS, INSTALLATION OF FIBER ROLLS, INLET PROTECTION, SWEEPING PAVED PARKING AND STREETS OF CONSTRUCTION GENERATED DIRT AND DEBRIS.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO STOP SEDIMENT YEAR ROUND. ALL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. ALL DISTURBED AREAS SHALL BE PROTECTED (COVERED).
3. CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN A WORKABLE STATE AT ALL TIMES THROUGH OUT CONSTRUCTION. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A) THE EROSION CONTROL MEASURES SHALL BE INSPECTED EVERYDAY AND AFTER EACH STORM.
 - B) FIBER ROLLS, EXISTING STORM DRAIN FILTER FABRIC AND GRAVEL SACKS AND ANY MODIFICATIONS ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED TO REPAIR OR IMPROVE THEIR EFFECTIVENESS.
4. EXISTING DRIVEWAY IS TO REMAIN ACCESSIBLE. IT IS IMPORTANT THAT ALL PAVED AREAS BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS YEAR ROUND. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM. PLACE GRAVEL SACKS AND/OR FIBER ROLLS AROUND ALL PUBLIC AND PRIVATE STORM DRAINS AND FILTER FABRIC OVER INLET OPENINGS, POTENTIALLY AFFECTED BY CONSTRUCTION OPERATION. PAVED AREAS SHALL BE CLEANED DAILY OR AS REQUIRED BY THE COUNTY INSPECTOR TO REMOVE CONSTRUCTION GENERATED DIRT, MUD AND DEBRIS. MIGRATION OF DIRT, MUD, AND DEBRIS INTO THE PUBLIC RIGHT OF WAY, COMMON DRIVEWAY AND STORM DRAIN SYSTEM IS PROHIBITED AND WILL BE STRICTLY ENFORCED.
5. SLURRY FROM CONSTRUCTION OPERATIONS SHALL NOT BE ALLOWED TO ENTER INTO STORM INLETS. CONTRACTOR SHALL VACUUM ALL PAVEMENT AND CONCRETE SAW CUTTING SLURRY.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS AND APPROVED BY THE GOVERNING LOCAL JURISDICTION.
7. ALL STOCKPILED MATERIAL SHALL BE ENCIRCLED WITH STRAW WATTLES AND GRAVEL SACKS. STOCKPILED MATERIAL SHALL BE COVERED WITH WEIGHTED DOWN WATERPROOF TARP, AS NEEDED, TO PREVENT WIND BLOWN DUST AND RUNOFF INTO STORM INLETS.
8. PAINT AND OTHER HAZARDOUS MATERIAL/LIQUIDS SHALL BE STORED AND DISPOSED OF IN A SAFE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNATING AN AREA FOR HAZARDOUS MATERIAL AND WASTE STORAGE. DESIGNATED AREA SHALL BE LOCATED AWAY FROM ALL STORM DRAIN FACILITIES. PROVISIONS SHALL BE IMPLEMENTED TO ELIMINATE ALL POTENTIAL OF HAZARDOUS POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. CONTRACTOR SHALL INSPECT DESIGNATED AREA DAILY AND IMMEDIATELY MAKE ALL REPAIRS AND CLEANUPS, AS REQUIRED.
9. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK INSPECTOR.
10. ALL ON AND OFF SITE PUBLIC STORM DRAIN INLETS DOWNSTREAM OF THE PROJECT SHALL BE EQUIPPED WITH TEMPORARY STORM WATER QUALITY FILTRATION DEVICES (FILTER FABRIC, ROCK FILLED SACKS, SANDBAGS, ETC.), AND SILT FENCES OR STRAW WATTLES SHALL BE INSTALLED ALONG THE ENTIRE PROJECT PERIMETER WHERE RUNOFF CAN DISCHARGE ONTO ADJOINING PROPERTIES OR STREETS FOR THE DURATION OF WORK.
11. ALL ERODIBLE SURFACES SHALL BE HYDROSEEDING OR STABILIZED TO THE SATISFACTION OF THE CITY ENGINEER AT THE EARLIEST POSSIBLE DATE.
12. STABILIZED CONSTRUCTION ENTRANCE SHALL BE IMPLEMENTED TO PREVENT TRACKING MUD AND DIRT ONTO PAVED AREAS BY CONSTRUCTION VEHICLES DURING THE DEMOLITION AND CONSTRUCTION PHASE OF THE PROJECT. RUMBLE PLATES MAY BE REQUIRED BY THE COUNTY ENGINEER.
13. A CONCRETE WASHOUT AREA SHALL BE ENFORCED TO ELIMINATE THE DISCHARGE OF CONCRETE WASTE MATERIALS TO THE STORM DRAIN SYSTEM. THE EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE SPECIFIED ON THE PLANS THOROUGH NOTES AND/OR DETAILS.
14. ALL APPLICABLE BEST MANAGEMENT PRACTICES FROM THE CALIFORNIA STORM WATER QUALITY BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION ACTIVITIES MUST BE IMPLEMENTED BY THE CONTRACTOR AS NECESSARY TO CONTROL THE POLLUTION OF THE STORM WATER RUNOFF TO THE SATISFACTION OF THE CITY ENGINEER.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

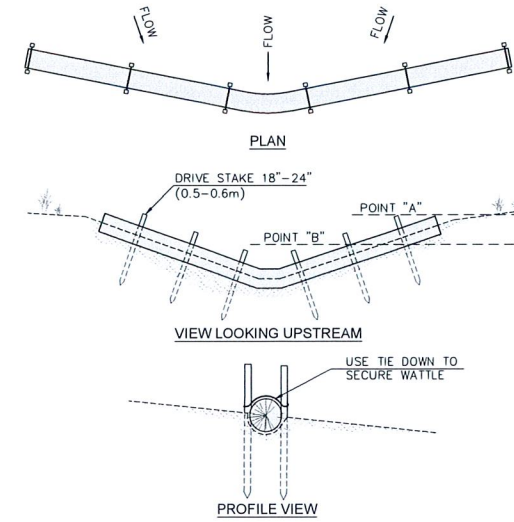
1 TEMPORARY CONSTRUCTION ENTRANCE / EXIT
NTS



NOTES:

1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH).
3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
4. GRAVEL BAGS TO BE USED IN LIEU OF STRAW WATTLE AFTER PAVEMENT HAS BEEN INSTALLED.

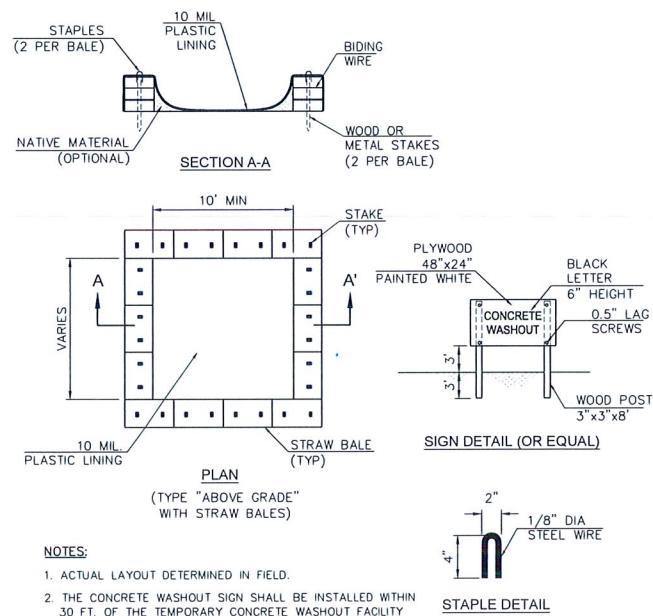
2 INLET SEDIMENT BARRIER
NTS



NOTES:

1. EMBED WATTLES 4" (100mm) INTO THE SOIL AND "KEY" WATTLES INTO THE SWALE BANKS.
2. POINT "A" MUST BE HIGHER THAN POINT "B". (SPILLWAY HEIGHT)
3. PLACE WATTLES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ABUTTING.
4. INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

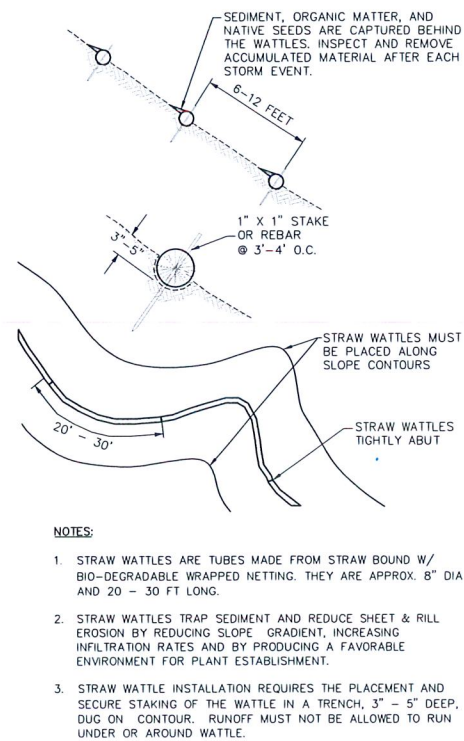
3 STRAW WATTLE CHECK DAM
NTS



NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

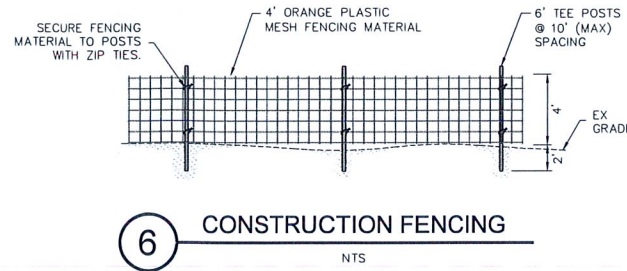
4 CONCRETE WASHOUT
NTS



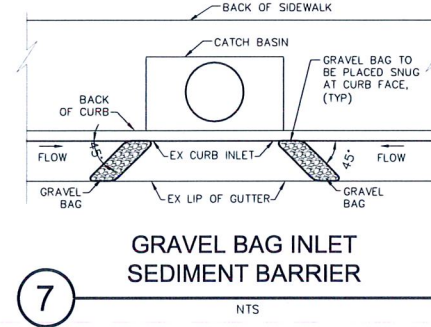
NOTES:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ BIO-DEGRADABLE WRAPPED NETTING. THEY ARE APPROX. 8" DIA AND 20 - 30 FT LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

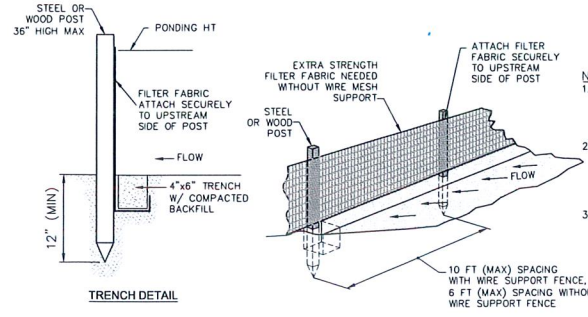
5 STRAW WATTLE SLOPE PROTECTION
NTS



6 CONSTRUCTION FENCING
NTS



7 GRAVEL BAG INLET SEDIMENT BARRIER
NTS



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

8 SILT FENCE
NTS



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PERALTA CREEK HOMES

2443 HUMBOLDT AVE
OAKLAND, CA

EROSION CONTROL DETAILS

PLANNING SUBMITTAL

JOB NO: 18028

SCALE:

DATE: JUNE 18, 2019

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REVISIONS:

C3.1

STORMWATER POLLUTION PREVENTION PROGRAM

RUNOFF FROM STREET AND OTHER PAVED AREAS IS A MAJOR SOURCE OF POLLUTION IN CREEKS, SAN FRANCISCO BAY, AND THE PACIFIC OCEAN. CONSTRUCTION ACTIVITIES CAN DIRECTLY AFFECT THE HEALTH OF OUR WATERS UNLESS CONTRACTORS AND CREWS PLAN AHEAD TO KEEP DIRT, DEBRIS, AND OTHER CONSTRUCTION WASTE AWAY FROM STORM DRAINS AND CREEKS. FOLLOWING THESE GUIDELINES WILL ENSURE YOUR COMPLIANCE WITH LOCAL STORM ORDINANCE REQUIREMENTS. REMEMBER, ONGOING MONITORING AND MAINTENANCE OF INSTALLED CONTROLS IS CRUCIAL TO PROPER IMPLEMENTATION. INSTANCES OF CONFLICTING DIRECTIONS THE COUNTY'S PLAN SHEET/ DIRECTIONS SHALL GOVERN.

GENERAL CONSTRUCTION & SITE SUPERVISION

PRE-PLANNING PREVENTS POLLUTION

- SCHEDULE EXCAVATION AND GRADING ACTIVITIES FOR DRY WEATHER PERIODS TO REDUCE SOIL EROSION, PLANT TEMPORARY VEGETATION OR PLACE OTHER EROSION CONTROLS BEFORE RAIN BEGINS.
- LOCATE AND PROTECT STORM DRAINS IN THE VICINITY OF THE SITE WITH BERMS OR FILTERS FOR YEAR ROUND PROTECTION.
- CONTROL THE AMOUNT OF RUNOFF CROSSING YOUR SITE (ESPECIALLY DURING EXCAVATION) BY USING BERMS OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE. REDUCE STORM WATER RUNOFF VELOCITIES BY CONSTRUCTING TEMPORARY CHECK DAMS OR BERMS WHERE APPROPRIATE.
- TRAIN EMPLOYEES AND SUBCONTRACTORS ABOUT STORM WATER REQUIREMENTS AND THEIR RESPONSIBILITIES.

GOOD HOUSEKEEPING PRACTICES

- DESIGNATE ONE COMPLETELY CONTAINED AREA FOR AUTO PARKING, VEHICLE REFUELING AND ROUTINE EQUIPMENT MAINTENANCE. THE AREA SHOULD BE WELL AWAY FROM STREAMS OR STORM DRAIN INLETS, AND BERMED IF NECESSARY. MAKE MAJOR REPAIRS OFF-SITE.
- KEEP MATERIALS OUT OF THE RAIN - PREVENT RUNOFF CONTAMINATION AT THE SOURCE. COVER EXPOSED PILES OF SOIL OR CONSTRUCTION MATERIALS WITH PLASTIC SHEETING OR TEMPORARY ROOFS.
- KEEP POLLUTANTS OFF EXPOSED SURFACES. PLACE TRASH AND RECYCLING CONTAINERS AROUND THE SITE TO MINIMIZE LITTER.
- DRY SWEEP PAVED SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS. IF PAVEMENT FLUSHING IS NECESSARY, USE SILT PONDS OR OTHER TECHNIQUES TO TRAP SEDIMENT AND OTHER POLLUTANTS.
- CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTAMINATE SOIL OR GROUND WATER OR LEAVE RESIDUE ON PAVED SURFACES. USE DRY CLEANUP METHODS WHENEVER POSSIBLE. IF YOU MUST USE WATER, USE JUST ENOUGH TO KEEP THE DUST DOWN.
- COVER AND MAINTAIN DUMPSTERS. CHECK FREQUENTLY FOR LEAKS. PLACE DUMPSTERS UNDER ROOFS OR COVER WITH TARP OR PLASTIC SHEETING SECURED AROUND THE OUTSIDE OF THE DUMPSTER. A PLASTIC LINER IS RECOMMENDED TO PREVENT LEAKAGE OF LIQUIDS. NEVER CLEAN OUT DUMPSTER BY HOSING IT DOWN ON THE CONSTRUCTION SITE.
- MAKE SURE PORTABLE TOILETS ARE PROPERLY MAINTAINED IN GOOD WORKING CONDITION BY THE LEASING COMPANY AND THAT WASTES ARE DISPOSED OF PROPERLY. CHECK TOILETS FREQUENTLY FOR LEAKS.

MATERIALS/ WASTE HANDLING

- PRACTICE SOURCE REDUCTION - MINIMIZE WASTE WHEN YOU ORDER MATERIALS. ORDER ONLY THE AMOUNT YOU NEED TO FINISH THE JOB. PREPARE A WASTE MANAGEMENT PLAN AND IMPLEMENT CONSTRUCTION OPERATION AND PROCEDURES TO RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS PER THE CALIFORNIA GREEN BUILDING CODE.
- RECYCLED MINIMUM 50% OF MATERIALS CONSTRUCTION AND DEMOLITION DEBRIS. ARRANGE FOR PICKUP OF RECYCLABLE MATERIALS SUCH AS USED OIL, ANTIFREEZE, BATTERIES, AND TIRES.
- DISPOSE OF ALL WASTE AND DEMOLITION DEBRIS PROPERLY. MANY CONSTRUCTION MATERIALS AND WASTES CAN BE RECYCLED, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD AND CLEARED VEGETATION, MATERIALS AND DEBRIS THAT CANNOT BE RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE MATERIAL. NEVER BURY WASTE MATERIAL OR LEAVE IN THE STREET OR NEAR A CREEK OR STREAM BED.
- CALIFORNIA GREEN BUILDING STANDARDS SECTION 5.408.3:

EXCAVATED SOIL AND LAND CLEARING DEBRIS [BSC], 100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.

FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STOCKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED. EXCEPTION: REUSE, EITHER ON-OR OFF-SITE, OF VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST INFESTATION.

NOTES:

- IF CONTAMINATION BY DISEASE OR PEST INFESTATION IS SUSPECTED, CONTACT THE COUNTY AGRICULTURAL COMMISSIONER AND FOLLOW ITS DIRECTION FOR RECYCLING OR DISPOSAL OF THE MATERIAL. (WWW.CDFA.CA.GOV/EXEC/COUNTY/COUNTYCONTACTS.HTML).
- FOR A MAP OF KNOWN PEST AND/OR DISEASE QUARANTINE ZONES, CONSULT WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE. (WWW.CDFA.CA.GOV)

HEAVY EQUIPMENT OPERATION

SITE PLANNING AND PREVENTATIVE VEHICLE MAINTENANCE

- DESIGNATE A COMPLETELY CONTAINED AREA OF THE CONSTRUCTION SITE, WELL AWAY FROM STREAMS OR STORM DRAIN INLETS, FOR AUTO AND EQUIPMENT PARKING, REFUELING, AND ROUTINE VEHICLE AND EQUIPMENT MAINTENANCE.
- MAINTAIN ALL VEHICLES AND HEAVY EQUIPMENT. INSPECT FREQUENTLY AND REPAIR ALL LEAKS.
- PERFORM MAJOR MAINTENANCE, REPAIR JOBS, AND VEHICLE AND EQUIPMENT WASHING OFFSITE.
- IF YOU MUST DRAIN AND REPLACE MOTOR OIL, RADIATOR COOLANT, OR OTHER FLUIDS ONSITE. USE DRIP PANS AND DROP CLOTHS TO CATCH ALL DRIPS AND SPILLS. COLLECT ALL SPENT FLUIDS, STORE IN SEPARATE CONTAINERS, AND RECYCLE WHENEVER POSSIBLE, OR DISPOSE OF FLUIDS AS HAZARDOUS WASTE.
- DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN EQUIPMENT OR PARTS.
- RECYCLE USED VEHICLE BATTERIES.

CLEAN UP SPILLS WHEN THEY HAPPEN

- NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEAN UP METHODS (ABSORBENT MATERIALS, CAT LITTER, AND/OR RAGS) WHENEVER POSSIBLE. IF YOU MUST USE WATER, USE JUST ENOUGH TO KEEP THE DUST DOWN.
- SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. NEVER ATTEMPT TO "WASH THEM AWAY" WITH ANY WATER, OR BURY THEM. USE AS LITTLE WATER AS POSSIBLE FOR DUST CONTROL.
- CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
- REPORT SIGNIFICANT SPILLS TO THE APPROPRIATE SPILL RESPONSE AGENCIES IMMEDIATELY. YOU ARE REQUIRED BY LAW TO REPORT ALL SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS INCLUDING OIL TO REPORT A SPILL. CALL THE FOLLOWING AGENCIES: 1) DIAL 911 OR YOUR LOCAL EMERGENCY RESPONSE NUMBER 2) CALL THE GOVERNOR'S OFFICE OF EMERGENCY SERVICES WARNING CENTER, (800) 852-7550 (24 HOURS).

EARTH MOVING ACTIVITIES

DURING CONSTRUCTION

- REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY.
- SEED OR PLANT TEMPORARY VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.
- PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS, AND STORM DRAINS WITH HAY BALES, TEMPORARY DRAINAGE SWALES, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
- USE CHECK DAMS OR DITCHES TO DIVERT RUNOFF AROUND EXCAVATIONS AND GRADED AREAS.
- COVER STOCKPILES AND EXCAVATED SOIL WITH SECURED TARPS OR PLASTIC SHEETING.
- PROPERLY MONITOR AND MAINTAIN ALL EROSION AND SEDIMENT CONTROLS. PROPERLY REPORT FAILURES OF EROSION AND SEDIMENT CONTROLS TO THE LOCAL STORM WATER AUTHORITY.

GENERAL BUSINESS PRACTICES

- SCHEDULE EXCAVATION AND GRADING WORK FOR DRY WEATHER.
- PERFORM MAJOR EQUIPMENT REPAIRS AWAY FROM THE JOB SITE.
- WHEN REFUELING OR WHEN VEHICLE EQUIPMENT MAINTENANCE MUST BE DONE AT THE SITE, WORK WITHIN A COMPLETELY BERMED AREA AWAY FROM STORM DRAINS.
- DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN EQUIPMENT OR PARTS.
- WATCH FOR SOIL AND POND GROUND WATER THAT MAY BE CONTAMINATED.
- IF ANY OF THESE CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE REGIONAL WATER QUALITY CONTROL BOARD:
 - UNUSUAL SOIL CONDITIONS, DISCOLORATION, OR ODOR
 - ABANDONED UNDERGROUND TANKS ABANDONED WELLS
 - BURIED BARRELS, DEBRIS, OR TRASH.

ROAD WORK AND PAVING

ADVANCE PLANNING

- DEVELOP AND IMPLEMENT EROSION AND SEDIMENT CONTROL PLANS FOR ROADWAY EMBANKMENTS.
- SCHEDULE EXCAVATION AND GRADING WORK FOR DRY WEATHER.
- CHECK ALL EQUIPMENT FOR LEAKS AND REPAIR EQUIPMENT PROMPTLY.
- PERFORM MAJOR REPAIRS, AND WASHINGS OF EQUIPMENT AWAY FROM CONSTRUCTION SITE.
- WHEN REFUELING OF VEHICLES AND/OR MAINTENANCE OF EQUIPMENT MUST BE DONE ONSITE, DESIGNATE A COMPLETELY CONTAINED AREA AWAY FROM STORM DRAINS AND CREEKS.
- DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN PARTS OR EQUIPMENT.
- RECYCLE USED OIL, BATTERIES, CONCRETE, BROKEN ASPHALT, ETC. WHEN EVER POSSIBLE. TRAIN EMPLOYEES IN USING THESE BEST MANAGEMENT PRACTICES.

DURING CONSTRUCTION

- AVOID PAVING AND SEAL COATING IN WET WEATHER OR WHEN RAIN IS FORECAST BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE.
- COVER AND SEAL CATCH BASINS AND MANHOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
- USE CHECK DAMS, DITCHES, OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
- NEVER WASH EXCESS MATERIAL FROM EXPOSED AGGREGATE CONCRETE OR STORM DRAIN. COLLECT AND RECYCLE, OR DISPOSE TO DIRT AREA.
- COVER STOCKPILES AND OTHER CONSTRUCTION MATERIALS WITH PLASTIC TARPS. PROTECT FROM RAINFALL AND PREVENT RUNOFF WITH TEMPORARY ROOFS OR PLASTIC SHEETS AND BERMS, OR CATCH FROM PAVEMENT WITH DRIP PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.
- CLEANUP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS/ RAGS) OR DIG UP AND REMOVE CONTAINMENT SOIL.
- COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE GRAVEL OR SAND.
- AVOID OVER APPLICATION BY WATER TRUCKS FOR DUST CONTROL.

ASPHALT/ CONCRETE REMOVAL

- AVOID CREATING EXCESS DUST WHEN BREAKING ASPHALT OR CONCRETE.
- AFTER BREAKING UP OLD PAVEMENT, BE SURE TO REMOVE ALL CHUNKS AND PIECES FROM SITE.
- MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
- PROTECT NEARBY STORM DRAIN INLETS DURING SAW CUTTING, SHOVEL OR VACUUM SAW CUT SLURRY DEPOSITS AND REMOVE FROM THE SITE.
- NEVER HOSE DOWN STREETS TO CLEAN UP TRACKED DIRT. USE DRY SWEEP METHODS.

FRESH CONCRETE & MORTAR APPLICATION

GENERAL BUSINESS PRACTICES

- BOTH AT YOUR YARD AND THE CONSTRUCTION SITE, ALWAYS STORE BOTH DRY AND WET MATERIALS UNDER COVER. PROTECTED FROM RAINFALL AND RUNOFF. PROTECT DRY MATERIALS FROM WIND.
- SECURE BAGS OF CEMENT AFTER THEY ARE OPEN. BE SURE TO KEEP WIND BLOWN CEMENT POWDER AWAY FROM GUTTERS, STORM DRAINS, RAINFALL AND RUNOFF.
- WASH OUT CONCRETE MIXERS ONLY IN DESIGNATED WASH OUT AREAS IN YOUR YARD WHERE THE WATER WILL FLOW INTO CONTAINMENT PONDS OR INTO DIRT. LET CONCRETE HARDEN AND DISPOSE OF AS GARBAGE. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. NEVER DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR STREAMS. SEE CITY STANDARD PLAN 59B.

DURING CONSTRUCTION

- DON'T MIX UP MORE FRESH CONCRETE OR CEMENT THAN YOU WILL USE IN A DAY. SET UP AND OPERATE SMALL MIXERS ON TARPS OR HEAVY PLASTIC DROP CLOTHS.
- WHEN CLEANING UP AFTER DRIVEWAY OR SIDEWALK CONSTRUCTION, WASH FINES ONTO DIRT AREAS, NOT DOWN THE DRIVEWAY OR INTO THE STREET OR STORM DRAIN.
- PREVENT AGGREGATE WASH FROM DRIVEWAY/PATIO CONSTRUCTION FROM ENTERING STORM DRAINS. HOSE AGGREGATE WASH ONTO DIRT AREAS AND SPADE INTO DIRT.
- PLACE HAY BALES OR OTHER EROSION CONTROLS DOWN SLOPE TO CAPTURE RUNOFF CARRYING MORTAR OR CEMENT BEFORE IT REACHES THE STORM DRAIN.
- WHEN BREAKING UP PAVING, BE SURE TO PICK UP ALL THE PIECES AND DISPOSE PROPERLY.
- RECYCLE LARGE CHUNKS OF BROKEN CONCRETE AT A LANDFILL.
- DISPOSE OF SMALL AMOUNTS OF EXCESS DRY CONCRETE, GROUT, AND MORTAR IN THE TRASH.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

HANDLING PAINT PRODUCTS

- KEEP ALL LIQUID PAINT PRODUCTS AND WASTES AWAY FROM THE GUTTER, STREET, AND STORM DRAINS. LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES, AND CLEANING FLUIDS ARE HAZARDOUS WASTES AND MUST BE DISPOSED OF AT A HAZARDOUS WASTE COLLECTION FACILITY.

PAINT CLEANUP

- NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO THE STREET, GUTTER, STORM DRAIN, OR STREAM.
- FOR WATER BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE. RINSE TO THE SANITARY SEWER ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY.
- NEVER POUR PAINT DOWN A DRAIN.
- FOR OIL BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND CLEAN WITH THINNER OR SOLVENT IN A PROPER CONTAINER.
- FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF EXCESS LIQUIDS AND RESIDUE AS HAZARDOUS WASTE.

PAINT REMOVAL

- PAINT CHIPS AND DUST FROM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEPED UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH.
- CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
- WHEN STRIPPING OR CLEANING BUILDING EXTERIOR WITH HIGH PRESSURE WATER, BLOCK STORM DRAINS. WASH WATER ON TO A DIRT AREA AND SPADE INTO SOIL OR, CHECK WITH THE LOCAL WASTEWATER TREATMENT AUTHORITY TO FIND OUT IF YOU CAN COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER AND DISPOSE TO THE SANITARY SEWER. SAMPLING OF THE WATER MAY BE REQUIRED TO ASSIST THE WASTEWATER TREATMENT AUTHORITY IN MAKING ITS DECISION.

RECYCLE/ REUSE LEFTOVER PAINTS WHENEVER POSSIBLE

- RECYCLE OR DISPOSE OF EXCESS WATER BASED PAINT AT A HOUSEHOLD HAZARDOUS WASTE COLLECTION FACILITY, OR USE UP.
- WHEN THEY ARE THOROUGHLY DRY, EMPTY PAINT CANS, USED BRUSHES, RAGS, AND DROP CLOTHS MAY BE DISPOSED OF AS GARBAGE IN A SANITARY LANDFILL.
- REUSE LEFTOVER OIL BASED PAINT DISPOSE OF EXCESS LIQUID, INCLUDING SLUDGE'S AS HAZARDOUS WASTE.
- SMALL QUANTITY GENERATORS SHOULD CHECK WITH THE LOCAL ENVIRONMENTAL HEALTH DIVISION REGARDING RECYCLING OR HAZARDOUS WASTE DISPOSAL.
- UNOPENED CANS OF PAINT MAY BE ABLE TO BE RETURNED TO THE PAINT VENDOR. CHECK WITH THE VENDOR REGARDING IT'S "BUYBACK" POLICY.



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David R. Brown

David R. Brown, RCE 41833
My license expires 3/31/2020

PERALTA CREEK HOMES

2443 HUMBOLDT AVE
OAKLAND, CA

BEST MANAGEMENT PRACTICES NOTES

PLANNING SUBMITTAL

JOB NO: 18028

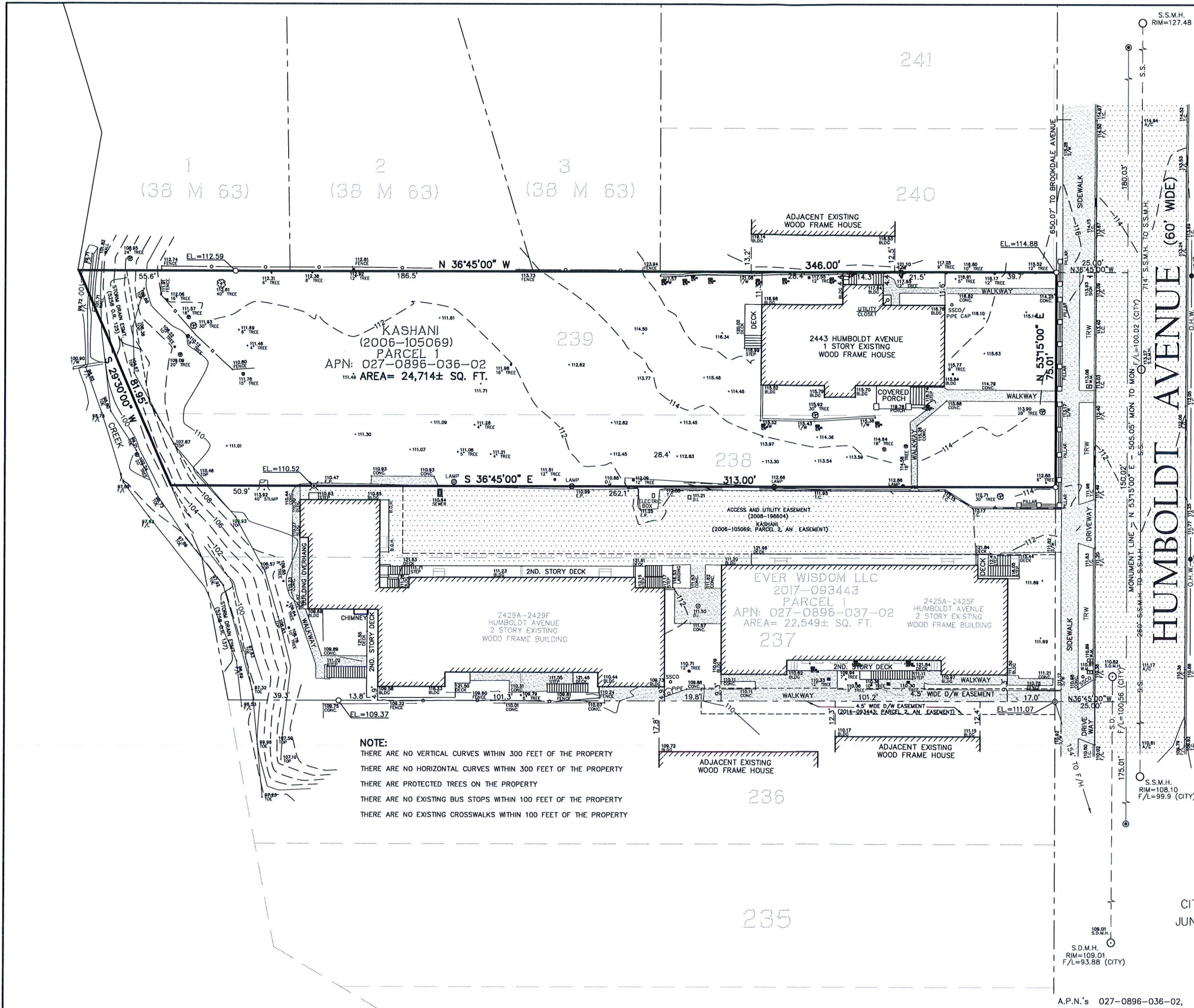
SCALE:

DATE: JUNE 18, 2019

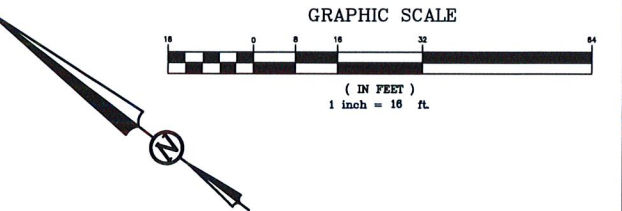
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NOTE:
 THERE ARE NO VERTICAL CURVES WITHIN 300 FEET OF THE PROPERTY
 THERE ARE NO HORIZONTAL CURVES WITHIN 300 FEET OF THE PROPERTY
 THERE ARE PROTECTED TREES ON THE PROPERTY
 THERE ARE NO EXISTING BUS STOPS WITHIN 100 FEET OF THE PROPERTY
 THERE ARE NO EXISTING CROSSWALKS WITHIN 100 FEET OF THE PROPERTY



LEGEND

○	SET REBAR AND CAP, LS 7171
⊙	SET NAIL AND TAG, LS 7171
⊕	FOUND MONUMENT
▭	BUILDING EDGE
▭	CONCRETE
▭	ASPHALT
W.M.	WATER METER
D.I.	DRAIN INLET
T.C.	TOP OF CURB
F/L	FLOW LINE
S.S.	SANITARY SEWER
M.H.	MANHOLE
S.D.	STORM DRAIN
A/C	ASPHALT CONCRETE
W.V.	WATER VALVE
PL	PROPERTY LINE
TRW	TREE WELL
○	RECORD DATA
⊗	SET P.K. & TAG L.S. 7170
⊙	SET TACK & TAG L.S. 7170
○	SET REBAR & TAG L.S. 7170

BASIS OF BEARINGS:
 NORTHERN RIGHT OF WAY LINE, OF HUMBOLDT AVENUE TAKEN AS 55°31'50" W AS SHOWN ON ASSESSOR'S MAP 27, PAGE 896

BENCHMARK:
 NORTHWESTERN CORNER AT THE INTERSECTION OF BROOKDALE AND HUMBOLDT, EL.=126.50, PER CITY OF OAKLAND MONUMENT MAP#153

OWNERS:
 ALI R. KASHANI & GABRIELLE A. KASHANI
 2443 HUMBOLDT AVENUE
 OAKLAND, CA 94601

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF MOHAMMAD HAKIMI ON JUNE 13, 2006.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS DELINEATED UPON THIS PLAT ARE BASED UPON CITY OF OAKLAND DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT THE PARCEL(S) DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS (ARE) THE SAME AS THAT SHOWN ON:

THAT CERTAIN MAP ENTITLED "MAP OF FRUITVALE ADDITION TRACT," FILED ON JUNE 21, 1904, IN BOOK 20, PAGE 15, ALAMEDA COUNTY

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT, THE PERFORMANCE OF THIS SURVEY: REQUIRES THAT A CORNER RECORD BE FILED AND I WILL FILE A CORNER RECORD IN A TIMELY MANNER.

DATE: JULY 24, 2018
 MICHAEL J. FOSTER, L.S. 7170
 REVISED: 07-31-2018



BOUNDARY & TOPOGRAPHIC SURVEY
 LOT 239 AND A PORTION OF LOT 238
 MAP OF FRUITVALE ADDITION TRACT, (20 M. 15)
 CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
 JUNE, 2006 (UPDATED JULY 2018) SCALE: 1" = 16'
BAY AREA LAND SURVEYING INC.
 3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 232-3095